State of Washington

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): **Valley School District**
b) Mailing Address: **3030 Huffman road, Valley, WA 99181**
c) Contact Person Name: **Dr. Mandi Rehn** Title: **Superintendent**
d) Phone Number: **(509) 937-2770** E-mail: **Mandi.Rehn@valleysd.org**

1. Brief Description of Proposed Project

a) Name of Project: **New Early Learning Center**
b) County of Project Location: **Stevens**
c) Please describe the project in no more than two short paragraphs. *(See Example on Project Description)*

Valley School District's current Early Learning Center (ELC), which is housed amongst multiple portables, serves not only the local area but surrounding Counties as well. The ELC currently serves 79 children with a wait list at every age level.

This project, which will have to be constructed on the active school district campus, will provide the District with a new Permanent Early Learning Center that will be able to not only increase current capacity and provide modern amenities to learning, but serve the growing needs of Stevens and surrounding Counties. The project is expected to be between 10,000 sq. ft. and 14,000 sq. ft. to serve approximately 120 children.

d) Applying for permission to utilize Alternative Subcontractor Selection with this application? **Yes \ No**
(if no, applicant must apply separately at a later date utilizing Supplement B*)*

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	$ **575,000**
Estimated project construction costs (including construction contingencies):	$ **5,080,000**
Equipment and furnishing costs	$ **275,000**
Off-site costs	$ **inc. above**
Contract administration costs (owner, cm etc.)	$ **300,000**
Contingencies (design & owner)	$ **500,000**
Other related project costs (briefly describe) *	$ **260,615**
Alternative Subcontractor Selection costs	$ **N/A**
Sales Tax	$ **509,385**
Total	***$*** **7,500,000**

**Other related project costs include Geotech, survey, environmental investigations, SEPA, traffic engineering, utility fees, permit fees, commissioning, special inspections, advertising, etc.*

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*

The District currently has $7.5M in reserves and secured grants to fund the project, and will be running a $3.9M bond in February 2025 to supplement the cost of the project. The scope and scale of the project will be finalized after the election, but the project will proceed whether the bond passes or not.

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)*
Below is a breakdown of currently projected design/construction schedule as well as GCCM Procurement schedule.

b) PROJECT DESIGN/CONSTRUCTION SCHEDULE (DRAFT)

Task	Start	Completion
Prime Consultant Procurement (AE & CM)	December 2024	January 2024
PRC Application	December 2024	January 2025
GC/CM Selection	January 2025	March 2025
GC/CM Pre-Construction	March 2025	August 2025
Schematic Design	February 2025	April 2025
Design Development Design	April 2025	June 2025
Construction Documents	June 2025	August 2025
Permitting	July 2025	September 2025
Construction	September 2025	August 2026

GC/CM PROCUREMENT SCHEDULE (DRAFT)

Date	Activity
December 20, 2024	Submit PRC Application
January 23, 2025	PRC Presentation
January 27, 2025	Advertisement for Request for Proposals Published (1st Notice)
February 3, 2025	Advertisement for Request for Proposals Published (2nd Notice)
February 4, 2025	Pre-Proposal Conference
February 11, 2025	Statement of Qualifications Due
	SOQ Scoring and Shortlisting of Firms
February 14, 2025	Notification of Highly Qualified Firms with draft contracts
February 25, 2025	Interviews with Short Listed Firms
February 26, 2025	Notification to most highly qualified firms to submit RFFP
March 6, 2025	RFFP submissions and Public Opening
March 19, 2025	Board Approve GC/CM selection and award Preconstruction Services

c) Hiring consultants if not already hired; and
The District is currently procuring design and engineering services for this project, and it is anticipated that they will be selected by January 2025.

In addition, VSD has a continual small-works consultant roster which is utilized for owner consultants such as HAZMAT, survey and Geotechnical services as needed. If additional consultants are needed beyond the level of the small-works roster then the District will solicit those services appropriately.

d) Employing staff or hiring consultants to manage the project if not already employed or hired.
(See Example on Design & Construction Schedule)
VSD has hired Turner & Townsend Heery (TTH) to provide full project management services including alternative delivery advisory services who will support the team throughout the duration of the project from procurement through construction.

Internally, VSD is supported by Facilities Supervisor Jim Blair who maintains the entire District campus and has overseen all maintenance and improvements throughout the District for the past 4 years.

e) Provide an updated schedule to include Alternative Subcontractor Selection Procurement process. *(If applicable)* N/A

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?

  The project is on a general tight timeline, with a desire to open prior to the 2026-2027 school year due to the growing waitlist. Therefore, bringing a contractor on board early will help identify ways to accelerate the schedule and create early strategies to do so. This will include investigation of some early work packages as well as potential decommissioning of some existing structures ahead of the construction of the actual building.
  While the traditional design-bid-build delivery model allows for phasing requirements to be implemented within, they do not allow for contractor input and insights to coordinate early on with user groups and create the most efficient means and methods or drive the lowest possible cost and best outcome for the school. With the new facility being located on an occupied campus, we foresee complex phasing of work and coordination with the existing school operations to successfully deliver the project on time and on budget.

  In addition, project risk drivers, such as fluctuating cost escalation, potential labor concerns in a rural community and subcontractor buyout must be identified and mitigated as soon as possible to meet the project schedule and budget constraints. The traditional delivery method does not allow for contractor engagement through the planning and design phases and therefore would leave the project more vulnerable to these potential risks.

- 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.*

  While the specific location for the new Early Learning Center has not yet been defined, the new building will be located on the School District's campus. While some preliminary locations will be significantly impactful to day-to-day operations, others may be more impactful to the surrounding fields and general use roadways.
  One of the potential, and currently most desirable, locations will be up near the existing ELC. If this location is selected, the impacts will be significant as current maintenance and operations will need to be relocated, traffic patterns for staff and drop off will need to be reviewed as well as the overall safety of the existing ELC operations. By bringing a GC/CM onto the team early as part of site location determination, the team will be able to review all the associated risks that come with each location and allow the District to vet the options with all stakeholders which will include teachers and parents. In addition, developing logistical safety plans will be paramount to how the building is assembled through early determination of lay down locations, temporary space and safety barriers in order to allow all operations to continue and minimize impacts to the learning environments to both the ELC and the K-12 campus.

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?

  As previously stated, the GC/CM's involvement during the project design phase is critical in ensuring the successful coordination of safely constructing this facility on the occupied campus. Moreover, in order to maximize the funds available, the project team believes the input of a GC/CM related to phasing, tie-in to system wide infrastructure, constructability, materials selection, and owner coordination will bring great value to the overall project.

  The GC/CM's involvement during the design phase is especially critical in our current regional construction market, where cost escalation appears ever changing, and subcontractors and suppliers are a slight challenge in the Stevens County area. The local area market has seen a bit of an increase in work from Spokane and into Tri-cities and Northern Idaho and therefore is busy and may potentially stretch the limits of the local subcontractors, which are not as ample as other major markets. In a traditional design-bid-build, the lowest responsive and responsible bids may exceed allocated funds. Having a qualified GC/CM on board will provide accurate cost estimates throughout the duration of design. The project will have the ability to tailor and procure early bid packages, long-lead materials and find opportunities for potential schedule escalation for work that can be concurrently executed while the design team is completing the construction documents for the building. Involving the GC/CM and selected subcontractors during the design process will allow the design team to vet their assumptions with the construction team, minimizing potential constructability issues and eliminating unnecessarily costly solutions. In addition to the above, a real-time ongoing value engineering process can occur by utilizing the GC's cost estimating abilities and access to subcontractors and suppliers pricing expertise.

By partnering with the GC/CM, the design team can resolve many of these issues and have real-time costs associated with them by means of early design estimates. The GC/CM's involvement during design will also provide value to the District in the form of constructability reviews, phasing analysis, safety coordination, value analysis, construction document quality control, and other design phase deliverables. The GC/CM will also provide input into the products, installation methods and materials used to optimize the return on investment. With a qualified team working with the District, together as a team, we will be able to effectively manage cost, schedule, and quality with a higher degree of predictability to fulfill all commitments made.

- If the project encompasses a complex or technical work environment, what is this environment?

  As previously noted, working in and around an operation school facility can create a complex work environment with the constant need to maintain not only safety for all those on the campus but also to maintain the continual learning environment that exists. Having to maintain not only a safe working site but a safe, secure and clean building site for the campus users is paramount.

  Additionally, at the current preferred locations, it is known that there are existing structures buried under the parking lot which could create a multitude of complications. Being able to do the appropriate testing, site evaluation and develop a potential mitigation plan will be key to site determination and project success from a budget and schedule perspective.

- 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?

  N/A

- 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?

  N/A

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.

GC/CM will benefit the public by increasing predictability and reducing financial risks.

GC/CM delivery, cost and schedule predictability is much higher than with the design-bid-build method as the contactor is on board throughout design and construction, providing constant market condition costs, labor and material availabilities as well and schedule information to the benefit of the project. In relation to our overall project schedule, we intend to bring the GC/CM on board near the end of schematic design in order to maximize their overall impact to the project. This assistance early on will look at construction methodologies based upon the nature of the job, site planning, construction logistics and material selections. In addition, recognizing the likelihood of in the vicinity of students and the school campus, we will be looking for the GC/CM to provide not only safety analysis of means and methods but also cost value analysis on how to approach the construction to maximize the dollar and minimize operational impacts.

Additionally, there are concerns of what is in the ground where the building will be built, and therefore we can understand site risks and uncover costs to ultimately minimize unforeseen.

The Stevens County area is slightly remote and could potentially limit the number of qualified subcontractors but is located within proximity to the Spokane market which could make retaining a contractor via the GC/CM method more valuable as they will be able to provide appropriate staffing and associated outreach to a much broader sub-contractor base which will likely result in predictable cost and bid coverage. By working with the GC/CM in the development of a subcontracting plan and leveraging their relationships, regional and local area interest in the project will be heightened, increasing competition and local participation.

Additional fiscal benefit will be gained through using the GC/CM's expertise in value engineering and constructability reviews to assist in developing a complete, understandable and cost-effective construction document set.

Collaborating with the GC/CM in building a safe, simple and productive construction phasing plan is critical to the success of this project and minimizing impacts to the school campus.

Other specific fiscal benefits include:

- Real-time, subcontractor-verified cost estimates: During the design process, the GC/CM contractor can engage subcontractors to accurately reflect the current market conditions and validate scope and budgets.
- Continual constructability reviews, value analysis and design coordination: This approach will help lower the construction costs, maximize scope and protect the project budget and contingency dollars.
- Responsible bidders and responsive bids: The GC/CM is able to exercise greater control in the assembly and tailoring of bid packages and subcontractor qualifications to reduce the potential for non-responsible bidders and/or non-responsive bids.
- Better control of site activities: The GC/CM will play an important role in the design phase by preparing a construction and logistics plan that considers the factors of safety, noise, traffic flow, odor and dust control which is extremely important in and around the school buildings and young children. The GC/CM will be able to inform the District of potential risks associated with various operations, allowing appropriate planning for risk reduction strategies prior to breaking ground.
- Complex scheduling: The preparation of a construction schedule, with appropriate phasing, by the GC/CM in collaboration with the design team provides a detailed, realistic Critical Path Method schedule. This schedule will assist the District in timely decision making, coordination with all stakeholders for proper notifications, as well as foreseeing other potential impacts related to the construction of the project.

Aligning Construction Schedule - The potential for the GC/CM and the project team to plan and schedule bid packages to align with project phases, prioritized needs, and long lead items will be key to the success. Determinations will need to be made as a complete project team as it relates to bidding out as a complete package or with potential early packages. In addition, as the project commences will need to coordinate appropriate with any planned activities around the school calendar that could impact ability to do construction work in the area.

Open Book Accounting - The GC/CM alternative contract delivery method allows for open book cost accounting and verification process. This method meets the needs of potential grant opportunities that could possibly arise for this project.

Broader Reach of Qualified Subcontractors - Retaining a contractor via the GC/CM method is much more likely to result in predictable costs and broader subcontractor bid coverage. The GC/CM and District team can develop a subcontracting plan that meets with local or specialty contractors resulting in increased competition, and if needed qualified subcontractors. Additionally, the GC/CM method allows for more focused DBE outreach to the local and regional market.

Early GC/CM Involvement in Value Added Measures – Traditional D-B-B contract methods do not benefit from the contractor's perspective of adding value into the project during the design phase. The added fiscal benefit gained through using the GC/CM's expertise in value added measures, project phasing, value engineering and constructability reviews in all phases of the design rather than merely single points on a schedule. GC/CM recommendations on product or quality standards and developing a complete, understandable and cost-effective construction document set controls costs.

6. Public Body Qualifications

Please provide:

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

  VSD has done minor work throughout the campus over the past decade utilizing both the design-bid-build delivery method as well as through state contracts. Therefore, this will be their first project that will utilize the GC/CM alternative contracting delivery method.

  Due to the District's lack of experience in GC/CM they retained Turner & Townsend Heery (TTH) to provide GC/CM Advisory services from procurement through design and construction. The TTH team will also provide project/construction management assistance throughout the project as it relates to contract oversight, financial, document and schedule controls. This team provides the District with GC/CM experience and will guide and assist them to administer the procurement of the GC/CM and contract negotiations. Jonathan will lead the procurement and have constant oversight and provide advice to the entire project team. TTH's eastern Washington team consists of 9 project managers and support team members, all of whom have worked under the GC/CM guidelines and are ready to provide support the project as required.

  VSD has also contracted with Graehm Wallace of Perkins Coie to provide GC/CM legal support. This legal team has provided contract and general legal guidance on numerous municipal GC/CM projects.

  With over thirty successful GC/CM projects on their resume, TTH is committed to sharing their GC/CM knowledge, lessons learned and expertise with VSD to increase their knowledge and understanding of

alternative delivery as that will ultimately increase the chances of a successful project throughout all phases: procurement, pre-construction, buyout, negotiation, contract execution, construction, occupancy and closeout.

- 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)*

  See Exhibit A for Project Organization Chart

- Staff and consultant short biographies *(not complete résumés)*.

Dr. Mandi Rehn, Superintendent, Valley School District
Role on this project: District Executive

Mandi Rehn, the Superintendent of the Valley School District, will serve as the Superintendent representing the Valley School District and the Valley School District Board of Directors on this project. Mandi's role will be to oversee and execute the construction of a new Valley Early Learning Center on behalf of Valley School District and its Board of Directors. Mandi has 25 years of experience in education. She graduated from Whitworth College with a Bachelors of Education, Lesley University with a Masters of Creative Arts in Education, and Washington State University with a Doctorate of Education. She was a planning principal in the Central Valley School District on the Renovation and Construction of Opportunity Elementary with the GC/CM process. She has currently been with the Valley School District for two years and six months and previously served the Central Valley School District as Executive Director of Human Resources, Director of Elementary Education and Special Programs, and Elementary Principal for nine years.

Representative Project Experience for Mandi Rehn

Project	Project Value	Tasks Performed	Time Involved
Renovation and Construction Expansion of Opportunity Elementary School, Central Valley School District (GC/CM)	$22 million	Planning Principal	2016-2019

Jared Attridge, Finance Director, Valley School District
Role on this project: Finance

Jared Attridge, the current Director of Finance of the Valley School District will serve as the Financial Director representing the Valley School District on this project. Jared's role will be to oversee and execute the financial responsibilities of the school district. Jared has 5 years of experience in management and accounting. He graduated from Southern Viriginia University with a bachelor's in Spanish, and from Western Governor's University with a bachelor's in Business Administration and Accounting. He has currently been with the Valley School District for 3 months and previously served the West Valley School District as the Accounts Payable Generalist.

David Beaudine, CCM, Assoc DBIA, Vice President, Turner & Townsend Heery
Role on this project: Project Executive

David Beaudine, a Vice President with Turner & Townsend Heery has been selected to oversee the GC/CM process for PRH. David's role will be to oversee the GC/CM procurement and operations for the project from design through construction and close-out and will work alongside with the design team and selected GC/CM. David has over 20 years of industry experience with majority of that working within Washington State public agencies. David's experience includes being involved in over 30 GC/CM projects which includes Spokane Airport's current expansion projects as well as assisting Spokane, Grant and Asotin Counties through their first GC/CM alternative delivery projects. David recently completed his second term as a member of the PRC, representing construction managers and will be providing guidance to the overall project as it relates to best practices established and learned by the committee.

Representative Project Experience for David Beaudine

Project	Project Value	Tasks Performed	Time Involved
SIA – TREX Central Hall **(GC/CM)**	$180M	GC/CM Advisor	Nov 2022 - Present
SIA – New Administrative Office Building **(GC/CM)**	$15.6M	GC/CM Advisor	Nov 2022 – Present
SIA – Concourse C TREX **(GC/CM)**	$149.7M	GC/CM Advisor	2021 – Present
Grant County – New Jail **(GC/CM)**	$100M	GC/CM Advisor	Aug 2022 - Present
Spokane County – Avista Stadium **(GC/CM)**	$22M	GC/CM Advisor & Project Exec	April 2023 - Present
Asotin County Justice Complex **(GC/CM)**	$14.6M	GC/CM Advisor	May 2022 - Present
Prosser Memorial Hospital **(GC/CM)**	$57.4M	GC/CM Advisor	2020 - 2021
Apple Valley & Summitview Elementary School Replacements **(GC/CM)**	$68.7M	Program Manager	Apr 2019 – Sept 2022
Market Street Complex **(GC/CM)**	$65.4M	Program Manager	Mar 2018 – Dec 2021
Highland Middle School **(GC/CM)**	$51.6M	Program Manager & Senior PM	Mar 2018 – Dec 2020

Jonathan Miller, CCM, Assoc DBIA, Sr. Project Manager, Turner & Townsend Heery
Role on this project: GC/CM Advisor and Sr. PM

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.

Representative Project Experience for Jonathan Miller

Project	Project Value	Tasks Performed	Time Involved
Three Rivers Convention Center **(GC/CM)**	$71M	Sr. Project Manager	2023 – Present
Chester Elementary **(GC/CM)**	$18M	Project Manager	2015 – 2017
Greenacres Elementary **(GC/CM)**	$20M	Project Manager	2015 - 2017
Central Valley Transportation Center **(GC/CM)**	$3.5M	Sr. Project Manager	2021 – 2022
SVFD New Maintenance Facility **(PDB)**	$10M	Sr. Project Manager	2020 – 2022
SVFD New Training Facility **(PDB)**	$11M	Sr. Project Manager	2022 – 2024
Liberty Lake Trailhead Clubhouse **(PDB)**	$7.4M	Sr. Project Manager	2021 – 2022

Jerry Burk, Project Manager, Turner & Townsend Heery

Role on this project: Construction Manager

Jerry has over thirty years of construction experience beginning in the field as a subcontractor painter, and later as a drywall mechanic, and ultimately advancing to foreman of his own crew for a variety of public and private projects like the Dallas Cowboys Stadium, the Dallas Convention Center, and Tandy Headquarters. He moved from subcontractor to general contractor as a field engineer performing line and grade layout on projects like Countrywide Headquarters and Doubletree Hotel in Plano, TX, finally ending his role in the field as assistant superintendent for The Shops at Legacy in Plano, TX, and NEC Headquarters in Las Colinas, TX. Jerry moved into the trailer as a project engineer and shortly after became project manager on projects like Mansfeild High School in Masnfield, TX, a variety of fire stations and shopping centers, and senior living and healthcare facilities. After managing projects as a general contractor for sixteen years, Jerry joined Turner & Townsend Heery as project manager/owner's representative managing and advising on a variety of GC/CM and progressive design build projects since, managing projects ranging from $50M to $150M.

Representative Project Experience for Jerry Burk

Project	Project Value	Tasks Performed	Time Involved
SIA – New Administrative Office Building **(GC/CM)**	$15.6M	CM Support	Nov 2024 – Present
City of Spokane Valley **(PDB)**	$5M	Construction Manager	Apr 2023 – Nov 2024
SIA – Concourse C TREX **(GC/CM)**	$149.7M	Budget & Change Management	Oct 2022 – Present
Market Street Complex **(GC/CM)**	$65.4M	CM Support	Mar 2018 – Dec 2021
Highland Middle School **(GC/CM)**	$51.6M	Construction Manager	Jun 2019 – Dec 2020
YMCA Downtown Remodel **(DBB)**	$500K	Project Manager	May 2016 – Aug 2016
Mission Healthcare at Renton **(DBB)**	$20.5M	Superintendent	Aug 2016 – Oct 2018

Graehm Wallace, Partner, Perkins Coie
Role on this project: Legal Advisor

Graehm Wallace is a partner in the Seattle office of the law firm Perkins Coie LLP. Graehm has provided GC/CM project legal assistance for numerous public entities, including the preparation of GC/CM contract documents and providing legal counsel regarding compliance with RCW Chapter 39.10 for GC/CM projects. For example, Graehm has prepared GC/CM contracts for Auburn, Bainbridge Island, Bellingham, Centralia, Central Kitsap, Central Valley, Clover Park, Edmonds, Evergreen, Federal Way, Ferndale, Fife, Kalama, Lake Stevens, Mead, Mount Vernon, North Thurston, Port Townsend, Puyallup, Renton, Richland, Shoreline, Spokane, Seattle, Steilacoom, Tacoma, Tahoma, Vancouver, West Valley, and Yelm School Districts, Columbia County Health System, Grays Harbor Public Hospital District, Klickitat Valley Public Hospital District, Lake Chelan Community Hospitals, Snoqualmie Valley Health, Chelan County PUD, Kennewick PFD, Lakehaven Water and Sewer District, Pullman-Moscow Regional Airport, Spokane Public Libraries, and Asotin, Grant, and Spokane Counties, as well as for the Cities of Oak Harbor and Spokane. Graehm has over twenty-eight years of legal counsel experience working in all construction areas and has provided legal assistance to over 100 Washington public entities. His work has covered all aspects of contract drafting and negotiating. This counsel includes preconstruction, architectural, engineering, construction-management, GC/CM, design-build, and bidding. Graehm has also provided legal advice during construction, claim prosecution, and defense work.

- 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.
  Qualifications of the project manager and consultants are described in the staff and consultant biographies 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.

  VSD has acquired, via a public RFQ process, the project management and advisory services of Turner & Townsend Heery (TTH). The TTH team will maintain their role on the project from A/E procurement through final completion. Funds for project management services are included in the overall project budget.

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

  Construction experience for each proposed staff member and consultant is described in the staff biographies.

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

  Organizational Controls

  This project will be managed through the TTH alongside District administration in direct collaboration with the School Board of Directors. The project's approval, budget and contractual authority resides within the District Superintendent and ultimately the School Board.

  Authority and day-to-day decision making responsibility reside with Superintendent Dr. Mandi Rehn in coordination with the TTH team. Mandi is supported by Director of Finance Jared Attridge, Facilities Supervisor Jim Blair, and Early Learning Director Candice Harris. Mandi is the single point of contact for the District as it relates to the project.

  TTH will augment the district staff with its significant GC/CM procurement and project expertise and services. The TTH staff of Jonathan Miller, Jerry Burk and support team out of the Spokane office are committed throughout the entire duration and to the success of the projects and will be responsible to the VSD for the project.

  TTH is already in the works with the Mandi and her staff to refine the establish controls and reporting systems to effectively manage the scope, schedule, and budget for the project.

  Budget Monitoring

  TTH will be managing and tracking the project finances using District's accounting codes. Financial reporting will be provided on a regular basis to the District and other appropriate stakeholders. The District will have line items for its own contingency and a 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 capital project policies and procedures. Change orders will require approval by the School Board of Directors. Use of the GC/CM contingency must be approved by the Superintendent after thorough review by the owner team.

  TTH is currently working with VSD to determine appropriate communications protocol through their management plan and will refine processes to meet the project requirements within the project management plan as it relates to each members defined project roles.

  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 AIA agreement. Inclusion of permitting meetings and approval timelines, potential early bid packages approved by VSD 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 are currently and will continue to be held with the project team and the selected GC/CM to monitor, update and align the budget, scope of the work and the contract documents. The GC/CM will be required to develop and maintain a design/risk decision log throughout the design phase to capture all design decisions, deviations or additions to project. The GC/CM will assist the project team with updated market costs to aid decision makers in making timely decisions.

  Once the GC/CM GMP contract amendment is approved, the District, GC/CM, A/E team and TTH 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 GC/CM 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 GC/CM procurement process.

  TTH will lead the GC/CM procurement process as specified within RCW 39.10, and in close coordination with the District and their business office, including the preparation of the GC/CM RFQ and selection process which will be based on TTH's internal methods that have been refined over the years, along with the lessons learned from other public agencies and all team member experiences. We have an open selection process to promote as much competition as we can within the contracting community. The intention is to market this project throughout the state and beyond to firms with experience in GC/CM and knowledge of similar type project experience.

  The RFP/RFQ will be a 3-step process, which involves proposals, interviews and submittal of sealed bids for the specified general conditions and fee percentage, based upon the preliminary MACC, each of which will be weighted as part of the final score in alignment with VSD's values for the project. A recommendation will then be given to the School Board of Directors for approval.

  Careful considerations will be made in the selection of the GC/CM to make sure that their qualifications related to both construction and pre-construction are in line with the services related specifically to this project and the scheduling and phasing demands due to the ongoing use of the facility, as well as current concerns of budgeting and community awareness.

  The District has engaged with Graehm Wallace of Perkins Coie, to provide GC/CM and construction legal services for the project. Perkins Coie will be preparing the AIA A133 agreement and A201 general conditions which will be modified to align with best practices and will be providing them to the District and TTH for utilization through the procurement. These documents will be provided during the process to the potential GC/CM's to allow for them to review and provide questions so that a final contract is understood before going into the final fee proposals.

- 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 will be responsible for preparing the GC/CM contract. The District will utilize a customized A133/A201 agreements by Perkins Coie in close coordination with the District and its GC/CM consultant team. The contract will be drafted to comply with Washington State law, TTH best practices and the District's policies and procedures. Perkins Coie's GC/CM experience is detailed above.

  The District and TTH will work closely with Perkins Coie to develop selection criteria and to write Divisions 00 language that will address specific requirements of the project, including a comprehensive pre-construction services scope of work.

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
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

See Exhibit B

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:

- An 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 Exhibit C

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.

Valley School District has not had any audit findings on the projects listed within Exhibit B.

10. Subcontractor Outreach

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

Valley School District is a small community located approximately 40 miles north of Spokane. Being a smaller community itself, VSD desires to maximize its subcontractor outreach to the extent possible through the local and neighboring communities, but also recognizes the lack of MWBE and DBE participation that is in the local eastern Washington area.

The District, with its desire to be inclusive, intends to include a requirement, which will be part of the overall scoring in the RFQ, for proposers to describe not only their strategies for increasing outreach but more importantly their past performance and ability to demonstrate meeting project goals and supporting small, woman, and minority owned businesses.

The District and TTH will be working hand in hand with its selected GC/CM during the pre-construction phase to identify MWBE and DBE opportunities and as part of the GC/CM contract will also require, as part of the subcontracting plan, the team to develop an inclusion approach to track and report utilization of minority and women's business enterprises certified business and veteran certified businesses. Bid package planning will be evaluated as a team to discuss opportunities for outreach and look to break portions out as appropriate to encourage additional participation from smaller firms. The project team will send appropriate bid packages to OMWBE, and work with the selected GC/CM as part of buyout to do so as well so it can 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 District is currently procuring design services for this project, and is seeking ways to enhance their overall outreach and participation within not just the prime design team but within their subconsultant teams as well.

The District will work with TTH on a plan to further reach out to the diverse business community in advance of solicitation to generate interest and provide education around the delivery method. This outreach will occur not just through the construction work but also through the various sub-consultants that will be needed in order to make the project successful.

To date, the TTH team has worked with a local contractor to support a certification seminar alongside the regions APEX Accelerator advisor to increase understanding of (a) what it means to be certified, (b) the opportunities that are available once you are certified and (c) how to go about getting certified. This seminar is just a step in the outreach process and the District will be looking to partner with the selected GC/CM to provide outreach through the local AGC and other entities to spread the word about the project and the opportunities that are coming available.

11. Alternative Subcontractor Selection

- If your organization anticipates using this method of subcontractor selection and the scope of work 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.

N/A

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.

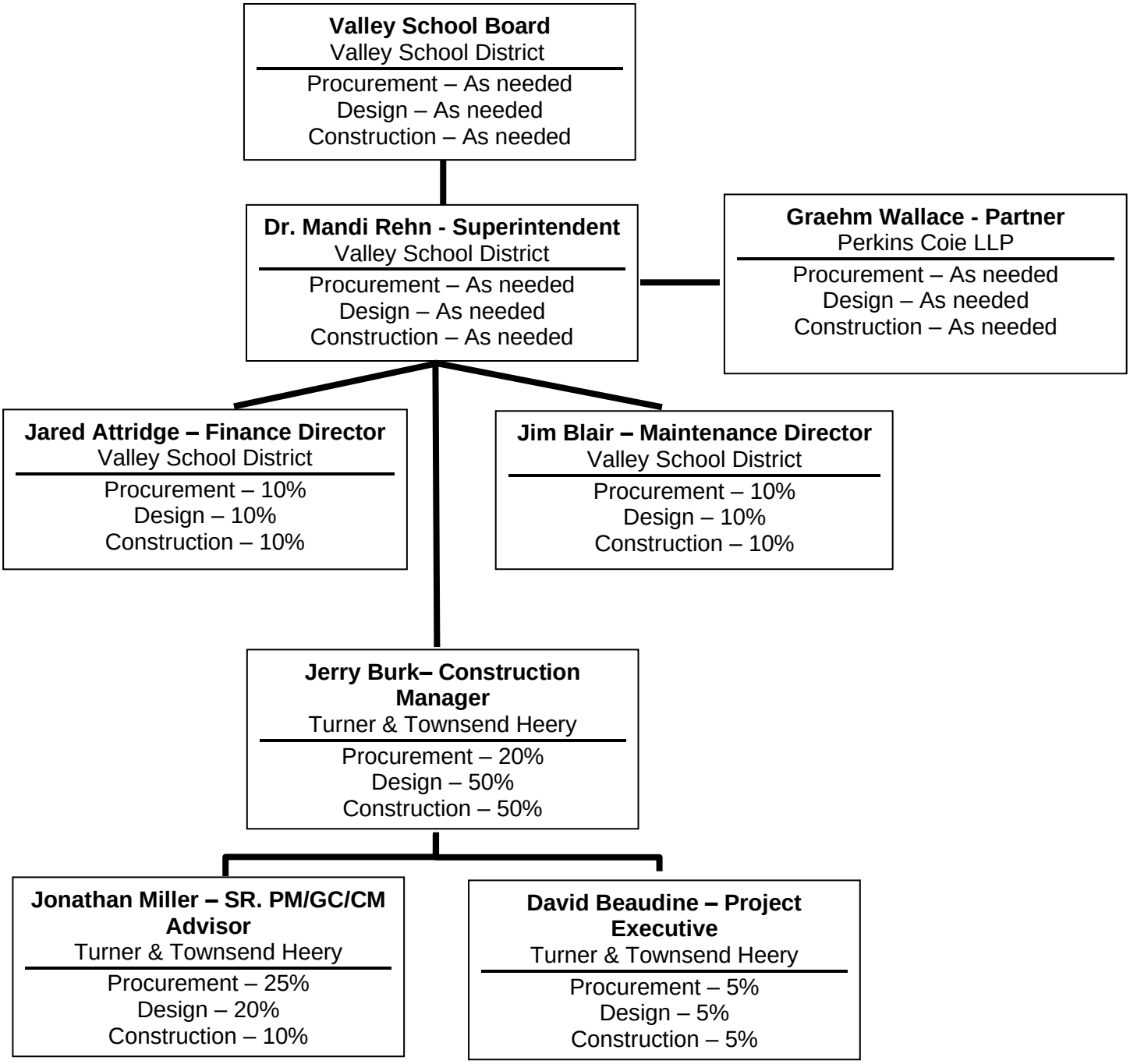
Signature: Mandi Rehn

Name *(please print)*: Mandi Rehn *(public body personnel)*

Title: Superintendent

Date: 12/16/24

Exhibit A
Project Organization Chart



Valley School District - Past 6 Years

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	DBE Planned Participation	DBE Actual Participation
1	Paideia High School Portable Roof	Replacement and repair of the roofs for the 7 portable classroom buildings at the PHS campus.	Design Bid Build	15-Jul	2-Aug	19-Jul	26-Aug	$ 107,649	$ 107,649	N/A	N/A	N/A
2	VL Transport Center Roof Project	Installation of a new commercial membrane roof (TPO) at the VL Transport Center (Bus Garage).	Design Bid Build	1-Jul	19-Jul	8-Jul	7-Aug	$ 178,902	$ 178,902	Project delayed start due to inclement weather (heat).	N/A	N/A
3	Valley School Tile Project	Repair existing tiles, re-grout and apply a new hard surface flooring with topcoat at the Valley School campus.	Design Bid Build	8-Jul	14-Jul	8-Jul	18-Aug	$ 94,644	$ 94,644	Project required follow up for topcoat correction.	N/A	N/A
4	Valley School Sports Floor (MPR)	Install a new sports floor at the Valley School	Design Bid Build	2-Aug	11-Aug	2-Aug	11-Aug	$ 93,371	$ 93,371	N/A	N/A	N/A
5	VL Transport Charger Infrastructure-87561	Project cost for installation only. Install charging infrastructure and level 2 electric vehicle chargers. (Colivico Donated charging stations)	Design Bid Build	10-Oct	23-Aug	10-Oct	23-Jul	$ 87,561	$ 87,561	Project completed early	N/A	N/A
6	Campus Wide Fencing Project	This project included installing fencing and gates around multiple campus buildings and perimeters.	Design Bid Build	22-Jul	31-Aug	22-Jul	Nov 8th	$ 169,422	$ 169,422	Project delay due to contractor availability	N/A	N/A
7	Multi Use Court Building	Build an engineered multi use building over an existing basketball court. This project includes the building, framing and concrete of the exterior along with interior work and covered entrances.	Design Bid Build	18-Jul	31-Oct	11-Aug	28-Feb	$ 114,163	$ 124,763	Increase in scope to support utility upgrades identified for future campus development.	N/A	N/A

* *estimate on dates*
** *estimate on finish dates*

Exhibit C


Columbia Virtual Academy
Parking
Potential New Entry/Exit
Early Learning Center
Valley School

Exhibit C


VALLEY
EARLY LEARNING CENTER


PLAY
EXPLORE
GROUP LEARN
COVERED PLAY
LEARNING GARDEN
PLAY
CLASSROOM 1
TOILET / SUPPORT
CLASSROOM 2
CLASSROOM 3
TOILET / SUPPORT
PRE-K
FIRE LANE
TRACK
GROUP LEARN
INDOOR LEARN / PLAY
ENTRY LOBBY ADMIN BREAK
INFANT
KITCHEN
TOILET / SUPPORT
BEFORE/ AFTER
ENTRY
PARKING
STAFF PATIO
PLAY