July 1, 2014

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

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

Dear Mr. Chandler:

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

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

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

Funding for the project is in place. In February 2014, the Wenatchee School District No. 246 successfully passed a bond initiative in the amount of $66.5 million. This project is currently budgeted at $35.6 million. The Wenatchee Community is looking forward to the upgrades on the project as well as implementing other modernization projects throughout the district.
We have assembled a proven and successful team of project/construction managers and design professionals who have relevant alternative (GC/CM) contract delivery experience. Hill International, Inc. (PM/CM) and TCF Architecture (A/E) will assist and guide the District through the programming, design, procurement, construction and project closeout phases.

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

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

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

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

Sincerely,

Brian Flom
Superintendent

Enclosure (Application for Project Approval)
APPLICATION FOR PROJECT APPROVAL
TO USE THE
GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)
CONTRACTING PROCEDURE

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9

1. Identification of Applicant
   (a) Legal name of Public Body (your organization):
      Wenatchee School District No. 246

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

   (c) Contact Person Name:
      Brian Flones
      Title: Superintendent

   (d) Phone Number: 509-663-8161
      Fax: 509-663-3082
      E-mail: flones.b@wenatcheeschools.org

2. Brief Description of Proposed Project.
   Please describe the project in no more than two short paragraphs.

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

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

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

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

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

   **B. Funding Status**

   Please describe the funding status for the whole project.

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

4. **Anticipated Project Design and Construction Schedule**

   Please provide: The anticipated project design and construction schedule, including (1) procurement; (2) hiring consultants if not already hired; and (3) employing staff or hiring consultants to manage the project if not already employed or hired.

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

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

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

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

   - If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?
If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?

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

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

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

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

- **Complex Scheduling, Phasing, Coordination:** Completion of this project will require a detailed phased sequence of work to allow the existing buildings to remain fully functional while new work is safely performed. Concern of maintaining existing utilities will be key to limiting impacts to the existing buildings. Due to the small size of the site's footprint, construction activities will need to be carefully scheduled to ensure that normal school operations and traffic patterns are not unreasonably impacted. The site is located within a neighborhood, so traffic is already an issue of concern. Construction activities (i.e., traffic to and from the site) will add to the existing congestion and will need to be carefully scheduled around the start and end of each school day. This will require daily coordination of major construction activities to ensure that they do not occur at the same time as daily school activities. Typical construction activities will also need to be scheduled to not adversely impact the neighbors during the course of the project.

- **Operational Impacts on the Occupants:** Due to the size of the site and the decision to continue to use the existing buildings, placement options for the new building were very limited. The current location is adjacent to the existing building and, due to the required footprint of the new building, the project has minimum separation from the existing building. Noise and dust pollution from construction activities will primarily impact the side of the existing building that faces the new construction. However, noise will be an issue for all of the buildings. While the GC/CM will ensure that the construction is adequately separated with appropriate barriers, the fact that the site's existing play area will primarily become the footprint of the new building adds other complications. Consequently, outside activities by staff and students will be greatly impacted until the existing facility can be demolished and until that happens outside activities will require additional monitoring to mitigate risk from construction activities.

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

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

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

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

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

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

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

7. Public Body Qualifications

Please provide:

- A description of your organization’s qualifications to use the GC/CM contracting procedure.
- A Project organizational chart, showing all existing or planned staff and consultant roles.
  
  *Note:* The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)
- Staff and consultant short biographies (not complete résumés).
- Provide the experience and role on previous GC/CM projects delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (See Attachment D for an example.)
- The qualifications of the existing or planned project manager and consultants.
If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.

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

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

A brief description of your planned GC/CM procurement process.

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

**GC/CM Project Manager** – The Wenatchee School District has retained Hill International, Inc. (Hill) to provide Project and Construction Management Services for their Phase I Capital Improvement Program. Hill’s John Hultman has worked with the District on various projects since 2010 and will lead the project team on the *Washington Elementary School and SPED/ECLC GC/CM project.*

**GC/CM Consulting Commitment** – With sixteen successful alternative contracting projects on the Hill team resumes, Hill is committed to share their GC/CM knowledge and expertise with the District to ensure a successful project throughout all phases: procurement, pre-construction, buyout, negotiation, contract execution, construction, occupancy, and closeout.

**Value Engineering and Constructability Review Services** – Hill will lead the Value Engineering and Constructability Review efforts with an integrated team from the GC/CM staff and project team. This effort will help to maximize the value of the preconstruction services for the District.

**Organization Qualifications** – The Wenatchee School District Facilities Department has experience with the traditional Design-Bid-Build delivery method. This will be the first GC/CM project for the District. The District has hired Hill International, Inc. as its GC/CM program/project manager. The Hill team possesses significant Washington State GC/CM experience.

*Please refer to Attachment B – Organizational Chart*

**The Project Team**

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

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

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

John is a Professional Engineer and has over 30 years of experience in project and construction management experience using traditional and alternative construction contracting processes in the public sector (US Army Corps of Engineers and Washington State K-12 School construction experience). He is a highly skilled GC/CM practitioner.
John will be the District’s single point of contact during the GC/CM procurement, design, pre-construction, and construction phases. He will be responsible to the District and Board on all operational project matters, and serves as the District liaison with external public or private entities.

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

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

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

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

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

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

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

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

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

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

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

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

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

**Organizational Controls –**

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

Planned GC/CM Process –
The District is planning on using a modified AIA-133 GC/CM – Owner Agreement along with modified AIA-201 General Conditions developed in close coordination with their legal counsel. In addition, the District is planning on a comprehensive Pre-Construction Services scope of work and General Requirements (Division 01) that will be coordinated thoroughly with the modified AIA documents for the GC/CM construction procurement within Washington State. The District’s legal counsel is Greg Geudel with Foster Pepper, who is very experienced in the GC/CM contracting process.

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

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

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

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

8. Public Body (your organization) Construction History:
Provide a matrix summary of your organization’s construction activity for the past six years outlining project data in content and format per the attached sample provided: Project Number, Name, and Description

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

Please refer to Attachment D – Public Project Experience

9. Preliminary Concepts, sketches or plans depicting the project
To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution.
Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

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

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

Please refer to Attachment E – Site Plan, Schematic Design

10. Resolution of Audit Findings On Previous Public Works Projects

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

The District has had no audit findings.

**Caution to Applicants**

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

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

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

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

Signature: [Signature]
Name: (please print) BRIAN FLORES
Title: SUPERINTENDENT
Date: 07-01-14
## Capital Improvement Program

### Programming

**Programming / Educational Specs**

<table>
<thead>
<tr>
<th>Activity ID</th>
<th>Activity Description</th>
<th>Early Start</th>
<th>Early Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>SP010</td>
<td>SCHOOL BOND ELECTION</td>
<td>11FEB14</td>
<td>11FEB14</td>
</tr>
<tr>
<td>SP015</td>
<td>A/E CONTRACT / TCF ARCHITECTURE</td>
<td>12FEB14*</td>
<td>28FEB14</td>
</tr>
<tr>
<td>SP020</td>
<td>EDUCATIONAL SPECIFICATIONS</td>
<td>12FEB14</td>
<td>30JUN14</td>
</tr>
<tr>
<td>SP025</td>
<td>HILL INTERNATIONAL CM SERVICES</td>
<td>01APR14*</td>
<td></td>
</tr>
<tr>
<td>SP035</td>
<td>PRC MEETING / APPROVAL</td>
<td>24JUL14*</td>
<td></td>
</tr>
<tr>
<td>SP045</td>
<td>SELECTION OF GC/CM CONTRACTORS</td>
<td>25JUL14*</td>
<td>05SEP14</td>
</tr>
</tbody>
</table>

### Design Phase

#### Schematic Design

<table>
<thead>
<tr>
<th>Activity ID</th>
<th>Activity Description</th>
<th>Early Start</th>
<th>Early Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>SD010</td>
<td>SITE SURVEY GEOTECH REPORT</td>
<td>12FEB14*</td>
<td>31MAR14</td>
</tr>
<tr>
<td>SD015</td>
<td>SCHEMATIC DESIGN</td>
<td>03MAR14*</td>
<td>19SEP14</td>
</tr>
<tr>
<td>SD020</td>
<td>CONDITIONAL USE PERMIT</td>
<td>02JUN14*</td>
<td>31DEC14</td>
</tr>
<tr>
<td>SD025</td>
<td>BOARD REVIEW AND APPROVAL</td>
<td>19SEP14*</td>
<td>23SEP14</td>
</tr>
</tbody>
</table>

#### Design Development

<table>
<thead>
<tr>
<th>Activity ID</th>
<th>Activity Description</th>
<th>Early Start</th>
<th>Early Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>SD045</td>
<td>DESIGN DEVELOPMENT</td>
<td>05SEP14*</td>
<td>05DEC14</td>
</tr>
<tr>
<td>SD055</td>
<td>BOARD REVIEW AND APPROVAL</td>
<td>05DEC14*</td>
<td>09DEC14</td>
</tr>
</tbody>
</table>

### Construction Documents

<table>
<thead>
<tr>
<th>Activity ID</th>
<th>Activity Description</th>
<th>Early Start</th>
<th>Early Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>SD060</td>
<td>CONSTRUCTION DOCUMENTS - WES / SPED</td>
<td>17NOV14*</td>
<td>20MAR15</td>
</tr>
<tr>
<td>SD065</td>
<td>BOARD REVIEW &amp; APPROVAL - WES / SPED</td>
<td>20MAR15*</td>
<td>24MAR15</td>
</tr>
</tbody>
</table>

### Bid Phase

#### Bid Process / Contract Award

<table>
<thead>
<tr>
<th>Activity ID</th>
<th>Activity Description</th>
<th>Early Start</th>
<th>Early Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>SB015</td>
<td>BID PACKAGES AND CONTRACTS - WES / SPED</td>
<td>25MAR15*</td>
<td>01JUN15</td>
</tr>
</tbody>
</table>

### Construction Phase

<table>
<thead>
<tr>
<th>Activity ID</th>
<th>Activity Description</th>
<th>Early Start</th>
<th>Early Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>SC050</td>
<td>CONSTRUCTION BEGINS-WASHINGTON ELEM.</td>
<td>01JUN15*</td>
<td></td>
</tr>
<tr>
<td>SC080</td>
<td>CONSTRUCTION BEGINS-SPED/ECLC</td>
<td>01JUN16*</td>
<td></td>
</tr>
<tr>
<td>SC070</td>
<td>SUBSTANTIAL COMPLETION - WASHINGTON</td>
<td>01JUL16</td>
<td></td>
</tr>
<tr>
<td>SC090</td>
<td>SUBSTANTIAL COMPLETION - SPED/ECLC</td>
<td>03OCT16</td>
<td></td>
</tr>
</tbody>
</table>

### Closeout

#### Final Completion

<table>
<thead>
<tr>
<th>Activity ID</th>
<th>Activity Description</th>
<th>Early Start</th>
<th>Early Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF010</td>
<td>OWNER MOVE-IN - WASHINGTON ELEM.</td>
<td>01AUG16*</td>
<td></td>
</tr>
<tr>
<td>SF015</td>
<td>SCHOOL OPENS - WASHINGTON ELEM.</td>
<td>01SEP16*</td>
<td></td>
</tr>
<tr>
<td>SF035</td>
<td>OWNER MOVE-IN - SPED/ECLC</td>
<td>01NOV16*</td>
<td></td>
</tr>
<tr>
<td>SF025</td>
<td>SCHOOL OPENS - SPED/ECLC</td>
<td>01DEC16*</td>
<td></td>
</tr>
</tbody>
</table>
ATTACHMENT B
Project Organizational Chart

WENATCHEE SCHOOL DISTRICT
2014 CAPITAL IMPROVEMENT PROGRAM
Washington Elementary School Replacement Project
SPED / ECLC Modernization Project

Bill Grubich, CCM
Hill International, Inc.
PRINCIPAL IN CHARGE
As required

Hill International, Inc.
Katharyn Getchell, CCC, PSP
Project Controls Manager
3-5% LOE all Phases
Cheri Belsaas
Scheduler/Document Controls
3-5% LOE all Phases
Tim Mead
Construction Manager
As Required

Greg Geudel
Foster Pepper
District Counsel
As required

Pat McCord
Hill International, Inc.
Construction Mgr
50% SD, DD, CD,
75% Construction

John Hultman, PE
Hill International, Inc.
Sr. Project Manager
50% LOE all Phases

Bryan Visscher
Director of Facilities and Risk Management
15% LOE all Phases

John Hultman, PE
Hill International, Inc.
Sr. Project Manager
50% LOE all Phases

Highly Qualified GC/CM
TBD

Pat McCord
Hill International, Inc.
Construction Mgr
50% SD, DD, CD,
75% Construction

TCF Architecture
Brian Fitzgerald
Principal in Charge
100% SD, DD, CD

Wenatchee District Staff

Wenatchee District Staff

Specialty Consultants
TBD

CONTRACT
COORDINATION

Wenatchee District Staff

BRAD FLONES, Superintendent
& Wenatchee School Board
3% SD, 2% DD, 2% CD

Bryan Visscher
Director of Facilities and Risk Management
15% LOE all Phases

Wenatchee District Staff

Keith Collins
WES Principal
50% SD, 40% DD, 30% CD

Hill International, Inc.
Katharyn Getchell, CCC, PSP
Project Controls Manager
3-5% LOE all Phases
Cheri Belsaas
Scheduler/Document Controls
3-5% LOE all Phases
Tim Mead
Construction Manager
As Required

Bill Grubich, CCM
Hill International, Inc.
PRINCIPAL IN CHARGE
As required

Hill International, Inc.
Katharyn Getchell, CCC, PSP
Project Controls Manager
3-5% LOE all Phases
Cheri Belsaas
Scheduler/Document Controls
3-5% LOE all Phases
Tim Mead
Construction Manager
As Required

Greg Geudel
Foster Pepper
District Counsel
As required

Highly Qualified GC/CM
TBD

L0E = LEVEL OF EFFORT
<table>
<thead>
<tr>
<th>Name</th>
<th>Summary of Experience</th>
<th>Project Names</th>
<th>Budget</th>
<th>Project Type</th>
<th>Planning</th>
<th>Design</th>
<th>Construct</th>
</tr>
</thead>
<tbody>
<tr>
<td>William (Bill) Grubich, CCM</td>
<td>Principle In Charge, Hill Intl, Inc.</td>
<td>City of Richland Fire Station</td>
<td>$2.5M</td>
<td>D/B</td>
<td>PIC</td>
<td>PIC</td>
<td>PIC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>WSU Wine Science Ctr</td>
<td>$2.3M</td>
<td>D/B</td>
<td>PIC</td>
<td>PIC</td>
<td>PIC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Spokane Convention Center Completion</td>
<td>$5.5M</td>
<td>D/B</td>
<td>PIC</td>
<td>PIC</td>
<td>PIC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Spokane Convention Center Phase 1</td>
<td>$50M</td>
<td>GC/CM</td>
<td>PM</td>
<td>PM</td>
<td>PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>GSA Region 10 - Thomas S. Foley US Courthouse</td>
<td>$43M</td>
<td>D/B</td>
<td>PIC</td>
<td>PIC</td>
<td>PIC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Paschal Sherman Indian School</td>
<td>$16.5M</td>
<td>D/B</td>
<td>PM</td>
<td>PM</td>
<td>PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Spokane International Airport Parking Garage</td>
<td>$16M</td>
<td>D/B</td>
<td>PM</td>
<td>PM</td>
<td>PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wellpinit High/Middle School Modernization</td>
<td>$17.8M</td>
<td>GC/CM</td>
<td>PIC</td>
<td>PIC</td>
<td>PIC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Steilacoom High School Addition &amp; Modernization</td>
<td>$31M</td>
<td>GC/CM</td>
<td>PIC</td>
<td>PIC</td>
<td>PIC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wahluke High School</td>
<td>$20M</td>
<td>GC/CM</td>
<td>PIC</td>
<td>PIC</td>
<td>PIC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>WSU Student Recreation Building</td>
<td>$30M</td>
<td>GC/CM</td>
<td>PM</td>
<td>PM</td>
<td>PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>WSU Teaching and Learning Center</td>
<td>$24M</td>
<td>GC/CM</td>
<td>PM</td>
<td>PM</td>
<td>PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>WSU FOB</td>
<td>$60M</td>
<td>GC/CM</td>
<td>PM</td>
<td>PM</td>
<td>PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>WSU Health Sciences</td>
<td>$22M</td>
<td>GC/CM</td>
<td>PM</td>
<td>PM</td>
<td>PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>SPS Rodgers High School</td>
<td>$70M</td>
<td>GC/CM</td>
<td>PM</td>
<td>PM</td>
<td>PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Clovis Point Intermediate School</td>
<td>$15M</td>
<td>GC/CM</td>
<td>PIC</td>
<td>PIC</td>
<td>PIC</td>
</tr>
<tr>
<td>John Hultman, PE</td>
<td>Senior Project Manager, Hill Intl, Inc.</td>
<td>WSU Wine Science Ctr</td>
<td>$2.3M</td>
<td>D/B</td>
<td>PM</td>
<td>PM</td>
<td>PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>East Valley School District Capital Improvement Program</td>
<td>$5.5M</td>
<td>D/B/B</td>
<td>PM</td>
<td>PM</td>
<td>PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ellensburg School District, New High School; District Small Projects</td>
<td>$4.0M</td>
<td>D/B/B</td>
<td>PM</td>
<td>PM</td>
<td>PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wenatchee Valley Technical Skill Center Modernization</td>
<td>$9.5M</td>
<td>D/B/B</td>
<td>PM</td>
<td>PM</td>
<td>PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mattawa School District, Wahluke High School</td>
<td>$2.0M</td>
<td>GC/CM</td>
<td>PM</td>
<td>PM</td>
<td>PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Eastmont School District Clovis Point Intermediate School</td>
<td>$1.5M</td>
<td>GC/CM</td>
<td>PM</td>
<td>PM</td>
<td>PM</td>
</tr>
<tr>
<td>Pat McCord</td>
<td>Construction Manager, Hill Intl, Inc.</td>
<td>Wenatchee Valley Technical Skill Center Modernization</td>
<td>$9.5M</td>
<td>DBB</td>
<td>----</td>
<td>----</td>
<td>CM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>City of Wenatchee Public Works Facility</td>
<td>$12M</td>
<td>DBB</td>
<td>PM</td>
<td>PM</td>
<td>PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Central Washington University Dormitories</td>
<td>$2.7M</td>
<td>DBB</td>
<td>PM</td>
<td>PM</td>
<td>PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Richland Medical Office Building</td>
<td>$8.0M</td>
<td>D/B</td>
<td>PM</td>
<td>PM</td>
<td>PM</td>
</tr>
</tbody>
</table>
### WENATCHEE SCHOOL DISTRICT PROJECT MANAGEMENT TEAM ALTERNATIVE CONTRACT EXPERIENCE

<table>
<thead>
<tr>
<th>Name</th>
<th>Summary of Experience</th>
<th>Project Names</th>
<th>Budget</th>
<th>Project Type</th>
<th>Planning</th>
<th>Design</th>
<th>Construct</th>
</tr>
</thead>
<tbody>
<tr>
<td>William (Bill) Grubich, CCM</td>
<td>Role During Project Phases</td>
<td>Goodyear Distribution Center</td>
<td>$24M</td>
<td>D/B</td>
<td>Estimate/ Design Coordinate</td>
<td>Estimate/ Design Coordinate</td>
<td>Estimate/ Design Coordinate</td>
</tr>
<tr>
<td>Pat McCord</td>
<td>Construction Manager, Hill Intl, Inc.</td>
<td>Waste Management -Spokane</td>
<td>$700K</td>
<td>D/B</td>
<td>PM/Estimate</td>
<td>PM/Estimate</td>
<td>PM/Estimate</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Walmart Retail Center, Retail Development</td>
<td>$13M</td>
<td>D/B</td>
<td>PM/Estimate</td>
<td>PM/Estimate</td>
<td>PM/Estimate</td>
</tr>
<tr>
<td>Katharyn Getchell, CCC, PSP</td>
<td>Project Controls Manager, Hill Intl, Inc.</td>
<td>City of Richland Fire Station</td>
<td>$3.5M</td>
<td>D/B</td>
<td>PIC</td>
<td>PIC</td>
<td>PIC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>WSU Wine Science Ctr</td>
<td>$23M</td>
<td>D/B</td>
<td>PIC</td>
<td>PIC</td>
<td>PIC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Spokane Convention Center Completion</td>
<td>$55M</td>
<td>D/B</td>
<td>Project Controls Mgr</td>
<td>Project Controls Mgr</td>
<td>Project Controls Mgr</td>
</tr>
<tr>
<td></td>
<td></td>
<td>GSA Region 10 - Thomas S. Foley US Courthouse Modernization</td>
<td>$43M</td>
<td>D/B</td>
<td>Project Controls Mgr</td>
<td>Project Controls Mgr</td>
<td>Project Controls Mgr</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Steilacoom High School Addition &amp; Modernization</td>
<td>$31M</td>
<td>GC/CM</td>
<td>Project Controls</td>
<td>Project Controls</td>
<td>Project Controls</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Paschal Sherman Indian School</td>
<td>$16.5M</td>
<td>D/B</td>
<td>Project Controls</td>
<td>Project Controls</td>
<td>Project Controls</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Spokane International Airport Parking Garage</td>
<td>$16M</td>
<td>D/B</td>
<td>Scheduling</td>
<td>Scheduling</td>
<td>Scheduling</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wellpinit High/Middle School Modernization</td>
<td>$17.8M</td>
<td>GC/CM</td>
<td>Project Controls Mgr</td>
<td>Project Controls Mgr</td>
<td>Project Controls Mgr</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wahluke High School</td>
<td>$20M</td>
<td>GC/CM</td>
<td>Project Controls</td>
<td>Project Controls</td>
<td>Project Controls</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Clovis Point Intermediate School</td>
<td>$15M</td>
<td>GC/CM</td>
<td>Project Controls</td>
<td>Project Controls</td>
<td>Project Controls</td>
</tr>
<tr>
<td>Brian Fitzgerald, AIA, REFP, CSI</td>
<td>Principle, TCF Architecture</td>
<td>Olympia Regional Learning Academy</td>
<td>$19.6M</td>
<td>GC/CM</td>
<td>PIC</td>
<td>PIC</td>
<td>PIC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lincoln High School Modernization + Addition</td>
<td>$50M</td>
<td>GC/CM</td>
<td>PIC</td>
<td>PIC</td>
<td>PIC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lakewood Boys and Girls Club</td>
<td>$5.2M</td>
<td>Negotiated Team Build</td>
<td>PIC</td>
<td>PIC</td>
<td>PIC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Gig Harbor Boys &amp; Girls Club</td>
<td>$4.3M</td>
<td>Negotiated Team Build</td>
<td>PIC</td>
<td>PIC</td>
<td>PIC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tacoma Boys and Girls Club</td>
<td>$6.1M</td>
<td>Negotiated Team Build</td>
<td>PIC</td>
<td>PIC</td>
<td>PIC</td>
</tr>
</tbody>
</table>
# Wenatchee School District Project Experience (6 Years)

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