Renovation of Tahoma & Cedar River Middle Schools for Elementary School Realignment

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

Application for Project Approval

November 2, 2015

Submitted by
The Tahoma School District
For approval to use GC/CM
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): **Tahoma School District #409**
   
   (b) Address:  
   **25720 Maple Valley – Black Diamond RD SE**  
   Maple Valley, WA 98038
   
   (c) Contact Person Name: **Lori Cloud**  
   Title: **Assistant Superintendent, Director of Finance and Operations**
   
   (d) Phone Number: **425.413.3433**  
   Fax: **425.413.3455**  
   E-mail: **lcloud@tahomasd.us**

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

   The proposed project includes the conversion of two middle schools (grades 6-7) into elementary schools (grades K-5) as part of the Tahoma School District’s realignment that will take place the Fall of 2017. The scope of work includes tenant improvement to classrooms, restrooms, administration areas, gymnasiums, security upgrades, systems improvements, exterior improvements to circulation, parking and play areas to accommodate grade level reconfiguration.
3. Projected Total Cost for the Project:

A. Retrofit Project Budget

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Cost (USD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Costs for Professional Services (A/E, Legal etc.)</td>
<td>$1,320,000</td>
</tr>
<tr>
<td>Estimated project construction costs (including construction contingencies):</td>
<td>$8,334,960</td>
</tr>
<tr>
<td>Equipment and furnishing costs</td>
<td>$300,000</td>
</tr>
<tr>
<td>Off-site costs</td>
<td>$450,000</td>
</tr>
<tr>
<td>Contract administration costs (Owner, CM etc)</td>
<td>$170,000</td>
</tr>
<tr>
<td>Contingencies (design &amp; owner) (15% of total)</td>
<td>$1,800,000</td>
</tr>
<tr>
<td>Other related project costs (permits, moving, testing)</td>
<td>$750,000</td>
</tr>
<tr>
<td>Sales Tax at 8.6%</td>
<td>$716,807</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$13,841,767</strong></td>
</tr>
</tbody>
</table>

B. Funding Status

Please describe the funding status for the whole project.

This project is funded by the 2013 Bond Program.

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. (See Attachment B for an example schedule.)
- If your project is already beyond completion of 30% drawings or schematic design, please list compelling reasons for using the GC/CM contracting procedure.

<table>
<thead>
<tr>
<th>Project Milestones</th>
<th>Dates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Scope Development</td>
<td>August, 2015</td>
</tr>
<tr>
<td>Selection of Architect/Engineers</td>
<td>September, 2015</td>
</tr>
<tr>
<td>PRC GC/CM Consideration</td>
<td>December 3rd, 2015</td>
</tr>
<tr>
<td>Issue GC/CM RFQ</td>
<td>December 7th, 2015</td>
</tr>
<tr>
<td>GC/CM Shortlist</td>
<td>Jan. 4, 2016</td>
</tr>
<tr>
<td>GCCM Interviews</td>
<td>Jan. 11, 2016</td>
</tr>
<tr>
<td>Preconstruction/Design</td>
<td>January 14, 2016</td>
</tr>
<tr>
<td>Construction</td>
<td>June 2016</td>
</tr>
</tbody>
</table>
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?
- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?
- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?

Tahoma Retrofit Projects meet 4 of the 6 GC/CM Criteria.

**Complex scheduling, phasing and coordination involved:**

The project involves an accelerated design, procurement and construction schedule so that we may complete the work prior to the District’s realignment involving grade changes and moving of students and staff at all 9 campuses during the summer of 2017. The GCCM will play a critical role during preconstruction with determining the best approach to phasing, scheduling and coordination with the District administration, faculty and staff to ensure that deadlines are met with minimal impact to teaching and learning. (see flow chart Attachment C)

**Construction at Existing Facilities:**

Both sites will be occupied during construction, we anticipate the majority of the interior work occurring during the Summer of 2016. However, site work will likely be completed in the Fall of 2016 and some tenant improvement work (areas with systems upgrades that have longer procurement times) will occur during the school year ie. Security upgrades, controls upgrades, etc. Having the GCCM on the team to develop a logistics plan and safety plan is critical to the success of the project.

**GC/CM Involvement is Critical:**

The ability to evaluate existing spaces and identify potential construction pit falls that could stall our project is crucial. The GC/CM team will have time to identify issues and unknown conditions during preconstruction and negotiate the appropriate means of addressing, thus minimizing our risk. We have small windows of non-academic time to complete construction, we will not have time to perform re-design work mid-summer. The District wide realignment effort is contingent upon these spaces being complete and ready for occupancy. We have no contingency classroom space available if these projects are not completed. The Design/Bid/Build method is too risky for this work. One retrofit building (Tahoma Middle School) was originally constructed in 1926 with two subsequent modernization efforts, the most recent in 2002. The age of this building alone, poses a high risk potential for the unknown.
Historical Significance:
Tahoma Historic High School originally built in 1926 has been through two modernization projects, most recently in 2002 when it was modernized from Tahoma Jr. High School to Tahoma Middle School. The building is now scheduled to be retrofitted to Tahoma Elementary School in 2017 as a K – 5th grade facility. The building's historic status was registered with the King County Department of Developmental Services in 2004 on Permit Number B04X0202. Extreme planning, design and care needs to be taken during this retrofit work to assure the exterior façade and landscaping impact remains imperceptible per the building's historic significance.

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:

GC/CM will benefit the public by increasing predictability, reducing financial risk and increasing the projects ability to stay on schedule. The GC/CM is closer to actual costs for subcontractors, increasing the confidence level of pre-construction estimates. With the GC/CM delivery method, Tahoma School District will be able to have a higher degree of predictability in estimating anticipated construction costs during the design effort.

Due to the age and historic significance of one facility, complex scheduling challenges which could impact multiple schools and construction in occupied classroom areas, the conventional design/bid/build method poses too high a risk.

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.

Tahoma School District will be managing the GCCM procurement process, design, construction and closeout with OAC Services contributing in an advisory role. OAC Services is currently under contract with the District for Program and Project Management of the Tahoma High School and Regional Learning Center and Lake Wilderness Elementary. In addition, Tahoma School District has a team of experienced Capital Projects professionals that have successfully managed multiple school construction projects utilizing, GC/CM, design/bid build and small works methodologies.

See Attachment A for additional details.
Renovation of Tahoma & Cedar River Middle Schools for Elementary Schools Realignment

Board of Directors
Rob Morrow, District Superintendent

Lori Cloud
Tahoma School District
Assistant Superintendent, Director of Finance and Operations
10% design
5% construction

Cindy Darcy
Tahoma School District
Project Manager
100% GC/CM selection
100% during design
100% during construction

Kasey Wyatt
OAC Services Inc.
Program Manager
10% GC/CM Selection
5% during design
5% during construction

Dick Prentke
Perkins Coie
Legal Counsel

Elliot Traweek
Tahoma School District
Maintenance Supervisor
25% design
30% construction

Heather Hocklander
Architect
BCRA Architecture
50% SD, 25% DD
25% CD, 10% CA

Designers and Subconsultants
TBD

Highly qualified GC/CM
TBD

Specialty Consultants
TBD

Subcontractors
TBD

10% GC/CM Selection
5% during design
5% during construction
Renovation of Tahoma & Cedar River Middle Schools for Elementary Schools Realignment

Lori Cloud
Assistant Superintendent, Director of Finance and Operations, Tahoma School District

Lori has been Director of Finance and Operations for the Tahoma School District since August 2002, and became the Assistant Superintendent in 2014. She is a CPA, a graduate of the University of Montana and has many years of financial experience in the private sector. Lori oversees all capital projects, finance and operational functions for the District. She is currently overseeing all of the 2013 Bond projects including the construction of the New Tahoma High School and Regional Learning Center and Lake Wilderness Elementary, both GC/CM projects. Lori is a seasoned professional in the practice of alternative delivery projects.

Cindy Darcy
Purchasing/Risk Agent, Tahoma School District

Cindy has been with the District since February of 2008, and is a Project Manager for Capital Projects. She is a graduate of Eastern Washington University with a business degree in Management Information Systems. Prior to joining Tahoma, Mrs. Darcy spent 15 years working for the Weyerhaeuser Real Estate Company as an information technology and job costing project manager. Her local experience includes master planned communities such as Snoqualmie Ridge and Northwest Landing and homebuilding companies such as Quadrant Homes. Mrs. Darcy has been responsible for managing multiple small works projects at Tahoma including auditorium modernizations, security upgrades, CTE modernizations, athletic fields/stadium improvements, building envelope upgrades, portable relocations and interior tenant improvement projects.

Elliot Traweek
Maintenance Supervisor, Tahoma School District

Elliot joined the District in Spring of 2012 as the Maintenance Supervisor. Previously he was a mechanical HVAC technician for McKinstry for 12 years. He brings 20 years of HVAC experience to the District as a Licensed Journeyman. In the short time Elliot has been with the District, he has made great improvements and efficiencies in mechanical systems throughout the District.

Dick Prentke
Perkins Coie, Chair of Construction Group

Mr. Prentke will prepare contract documents for the GC/CM integrated with the Architect’s contract. The contract documents will be distributed along with clear scope definition, a Cost Responsibility Matrix and other documents for short-listed GC/CM proposers to use when quoting Fees and Specified General Conditions.

Mr. Prentke has over 30 years in the practice of construction law including schools and alternative project delivery methods.
Kasey Wyatt
OAC Associate

Ms. Wyatt has over 20 years of school construction and project management experience, including 9 GC/CM projects.

Ms. Wyatt will have a supporting role, consulting on the GC/CM procurement process. Ms. Wyatt is a highly skilled GC/CM practitioner. She builds highly collaborative designer-contractor-owner teams focused on the owner’s needs throughout.

Heather Hocklander, AIA

Ms. Hocklander will lead the design. Heather has over 15 years of architectural experience with BCRA including schools and alternative project delivery methods. She has extensive GCCM experience as the lead Architect and Project Manager on projects with the Clover Park School District including two simultaneous school projects on two separate occasions – CPSD Tier I – Carter Lake Elementary and Hillside Elementary and CPSD Tier III – Beachwood Elementary and Evergreen Elementary. CPSD Tier I project required an aggressive schedule to be designed and permitted within 6 months which was completed successfully. Her experience includes coordination of remodel/renovations, additions, safety and security upgrades, and school identity branding.

Organizational Controls
TSD has extensive project controls and reporting systems to effectively manage the scope, schedule and budget for the projects. OAC and TSD have implemented standard project budgeting tools and project management websites to manage communications and monitor progress on the capital projects. Budget tracking tools will establish the overall detailed budget to be approved by the TSD Board and then track actual expenses and forecast future costs. Schedule progress will be tracked against the master schedule.

Planned GC/CM Process
Tahoma is planning on utilizing a modified AIA133/CMC owner agreement along with modified AIA201 general conditions developed in close coordination with Dick Prentke / Perkins Coie. In addition, Tahoma is planning on a comprehensive preconstruction 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.

Preparation of the GC/CM RFP and selection process will be based on a TSD standard form and modified with the latest lessons learned from other industry partners as well as our experiences on our previous GCCM projects. This process will include selection criteria, interviews and final selection evaluations.

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: (See Attachment E)

- 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 B

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

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.

No unresolved 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: 

Name: (please print) 

Title: Assistant Superintendent

Date: 10/30/15
## ATTACHMENT “A”

### Team Experience

The following table lists some (but not all) of the relevant Alternative Delivery Experience of the TSD team.

<table>
<thead>
<tr>
<th>Name</th>
<th>Summary of Experience</th>
<th>Projects</th>
<th>Construction Budget</th>
<th>Procurement Type</th>
<th>Role During Project Phases</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lori Cloud</strong></td>
<td>Assistant Superintendent/ Director of Finance &amp; Operations</td>
<td>New Tahoma High School</td>
<td>$122M</td>
<td>GC/CM</td>
<td>Pre-Design Design Construction</td>
</tr>
<tr>
<td></td>
<td>Tahoma School District</td>
<td>Lake Wilderness Elementary</td>
<td>$28.5M</td>
<td>GCCM</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Historic Tahoma Middle School</td>
<td>$8M</td>
<td>D/B/B</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tahoma Transportation Center</td>
<td>$25M</td>
<td>D/B/B</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Central Services siding and reroof</td>
<td>$457K</td>
<td>D/B/B</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rock Creek ES siding and reroof</td>
<td>$584K</td>
<td>D/B/B</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Cedar River ES siding and reroof</td>
<td>$809K</td>
<td>D/B/B</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Glacier Park ES siding</td>
<td>$345K</td>
<td>D/B/B</td>
<td></td>
</tr>
<tr>
<td><strong>Cindy Darcy</strong></td>
<td>Project Manager</td>
<td>Tahoma High School &amp; RLC</td>
<td>$122M</td>
<td>GCCM</td>
<td>Pre-Design Design Construction</td>
</tr>
<tr>
<td></td>
<td>Tahoma School District</td>
<td>Lake Wilderness ES</td>
<td>$28.5M</td>
<td>GCCM</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Central Services Modernization</td>
<td>$457K</td>
<td>D/B/B</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rock Creek ES Modernization</td>
<td>$584K</td>
<td>D/B/B</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Cedar River ES Modernization</td>
<td>$809K</td>
<td>D/B/B</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Glacier Park ES Modernization</td>
<td>$345K</td>
<td>D/B/B</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tahoma Stadium &amp; Athletic Fields</td>
<td>$1.5M</td>
<td>Korda</td>
<td></td>
</tr>
<tr>
<td><strong>Kasey Wyatt</strong></td>
<td>Associate/Sr. Project Manager, OAC Services Inc.</td>
<td>Carter Lake Elementary School</td>
<td>$25M</td>
<td>GC/CM</td>
<td>Pre-Design Design PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hillside Elementary Schools</td>
<td>$25M</td>
<td>GC/CM</td>
<td>Pre-Design Design PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Clarkmoor Elementary School</td>
<td>$25M</td>
<td>GC/CM</td>
<td>Pre-Design Design PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Greenwood Elementary School</td>
<td>$25M</td>
<td>GC/CM</td>
<td>Pre-Design Design PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Beachwood Elementary School</td>
<td>$25M</td>
<td>GC/CM</td>
<td>Pre-Design Design PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>New Tahoma High School</td>
<td>$122M</td>
<td>GC/CM</td>
<td>Pre-Design Design PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The Evergreen State College</td>
<td>$18M</td>
<td>GCCM</td>
<td>Advisor Advisor Advisor</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lake Wilderness Elementary</td>
<td>$28.5M</td>
<td>GC/CM</td>
<td>Advisor Advisor Advisor</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Evergreen Elementary</td>
<td>$39M</td>
<td>GCCM</td>
<td>Advisor Advisor Advisor</td>
</tr>
<tr>
<td><strong>Heather Hocklander</strong></td>
<td>Project Architect BCRA</td>
<td>Carter Lake Elementary School</td>
<td>$25M</td>
<td>GC/CM</td>
<td>Advisor PM PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hillside Elementary Schools</td>
<td>$25M</td>
<td>GC/CM</td>
<td>Advisor PM PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Clarkmoor Elementary School</td>
<td>$25M</td>
<td>GC/CM</td>
<td>Advisor PM PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Greenwood Elementary School</td>
<td>$25M</td>
<td>GC/CM</td>
<td>Advisor PM PM</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Pt. Defiance Zoo and Aquarium</td>
<td>$32M</td>
<td>GC/CM</td>
<td>Advisor Advisor Advisor</td>
</tr>
</tbody>
</table>
# ATTACHMENT “B”
## Public Project Experience

The following table lists some (but not all) of Tahoma School District capital projects executed from 2009-2015.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Budget Planned</th>
<th>Budget Actual</th>
<th>Delivery Method</th>
<th>Planning Start</th>
<th>Construction Start</th>
<th>Project Completion</th>
<th>Explanation of Budget or Schedule Overruns</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tahoma Transportation Center</td>
<td>$5.9</td>
<td>$5.7</td>
<td>D/B/B</td>
<td>Summer 08</td>
<td>Summer 08</td>
<td>Fall 10</td>
<td></td>
</tr>
<tr>
<td>Exterior Envelope Modernizations</td>
<td>$2.2M</td>
<td>$2.1M</td>
<td>D/B/B</td>
<td>April 2014</td>
<td>June 2014</td>
<td>August 2014</td>
<td></td>
</tr>
<tr>
<td>Tahoma Senior High School and RLC</td>
<td>$174M</td>
<td>$156M</td>
<td>GCCM</td>
<td>June 2013</td>
<td>June 2015</td>
<td>May 2017</td>
<td>TBD</td>
</tr>
<tr>
<td>Lake Wilderness Elementary</td>
<td>$43M</td>
<td>TBD</td>
<td>GCCM</td>
<td>November 2014</td>
<td>June 2016</td>
<td>August 2017</td>
<td>TBD</td>
</tr>
</tbody>
</table>
ATTACHMENT “C”
Move Flow Chart

TAHOMA SCHOOL DISTRICT
SUMMER 2017 – DISTRICT WIDE MOVE SEQUENCE

LEVEL ONE MOVE

TAHOMA SENIOR HIGH SCHOOL – 10TH – 12TH

TAHOMA JR. HIGH 9TH GRADE
(8th grade stays)

PAI PROGRAM
3 PORTABLE CLASSROOMS

LEVEL TWO MOVE

NEW TAHOMA HS AND REGIONAL LEARNING CENTER

CEDAR RIVER MIDDLE SCHOOL

TAHOMA MIDDLE SCHOOL

MAPLE VIEW MIDDLE SCHOOL
(Old Tahoma High School)

SUMMIT TRAIL MIDDLE SCHOOL
(Old Tahoma Jr. High)

LEVEL THREE SHIFT

TAHOMA ELEMENTARY SCHOOL
(Old Tahoma Middle School)

LAKE WILDERNESS and SHADOW LAKE

CEDAR RIVER ELEMENTARY SCHOOL
(Old Cedar River Middle School)

GLACIER PARK and ROCK CREEK

Legend:
- Tahoma Senior High School to Maple View Middle School
- Tahoma Jr. High School to Summit Trail Middle School
- Cedar River Middle School to Cedar River Elementary School
- Tahoma Middle School to Tahoma Elementary School
Scoping Plans
CEDAR RIVER MIDDLE SCHOOL CONVERSION TO CEDAR RIVER ELEMENTARY SCHOOL

- **KINDERGARTEN PLAY AREA**
  - Add 3-feet of concrete sidewalk
  - Relocate dumpster enclosure
  - Remove existing maple tree

- **HARD SURFACE PLAY AREA**
  - Add 37 parking stalls to existing gravel area
  - Future portable structure
  - Covered play with rubber tile
  - Add ALT - pave court yard
  - Fence with gates on each side
  - Fire gate
  - Chain link fence with gate each end

- **PORTABLE STRUCUTURE**
  - 68 ft x 45 ft
  - BIG TOY WITH RUBBER TILE
Scoping Plans
CEDAR RIVER MIDDLE SCHOOL CONVERSION TO CEDAR RIVER ELEMENTARY SCHOOL
CEDAR RIVER MIDDLE SCHOOL CONVERSION TO CEDAR RIVER ELEMENTARY SCHOOL

- (2) Classrooms
- Wall padding behind all basketball backstops
- Paint logo and ceiling
- Wall padding behind all basketball backstops
- Recessed drinking fountain
- Evaluate gym doors for replacement
- Modify CMU walls
- Replace heat pumps
- Reconfigure to PE offices and special ed classrooms - Summer 2017
- Reconfigure to PE offices and special ed classrooms - Summer 2017
- Special Ed classrooms/PE offices
- (2) Classrooms
- Wall padding behind all basketball backstops
Scoping Plans
CEDAR RIVER MIDDLE SCHOOL CONVERSION TO CEDAR RIVER ELEMENTARY SCHOOL

- **ADD NEW WALL HUNG SINK**
- **HUNG SINK**
- **OFFICE**
- **CONFERENCE**
- **ENLARGE NURSE OFFICE**
- **SECURITY ACCESS RECONFIGURATION**
- **REMOVE ALL BATHROOM DOORS**

**WALL LEGEND**
- **NEW WALL**
- **NEW DOOR**
- **NEW WINDOW**
- **REMOVABLE WALL**
- **REMOVABLE DOOR**
- **REMOVABLE WINDOW**
- **NEW SINK**
- **NEW TOILET**

**FLOOR PLAN**
- **KINDERGARTEN CLASSROOM 930 SF**
- **KINDERGARTEN PLAYGROUND**
- **NURSE OFFICE**
- **SECURITY ACCESS**

**KEY PLAN**
- **Cedar River Elementary School Modernization and Addition**
- **FLOOR PLANS SEC 2A & B**
- **Scale 1:120**
Scoping Plans

TAHOMA MIDDLE SCHOOL CONVERSION TO TAHOMA ELEMENTARY SCHOOL

TAHOMA MIDDLE SCHOOL CONVERSION TO TAHOMA ELEMENTARY SCHOOL

- Covered Play
- Covered Entry
- New and Relocated Parking Stalls
- Existing Parking
- Kinder Garden Play Area
- Remove Trees
- Covered Ramp
- Sidewalk
- Reader Board and Monument Sign
- Replace Failing Wall
- Ramp to Field
- Replace Allowing Wall
- Big Toy with Rubber Tile
- Existing Drain Field Under Investigation
- New and Relocated Parking Stalls
- Covered Entry
Scoping Plans
TAHOMA MIDDLE SCHOOL CONVERSION TO TAHOMA ELEMENTARY SCHOOL

28