



CENTRAL VALLEY
SCHOOL DISTRICT

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

**Application for Certification of a Public Body
GC/CM Delivery**

**Submitted by
Central Valley School District #356
November 1, 2017**

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

APPLICATION FOR CERTIFICATION of PUBLIC BODY
RCW 39.10 Alternative Public Works Contracting - GCCM

The CPARB PRC will only consider complete applications. Incomplete applications may delay action on your application. Responses to Questions 3-10 should not exceed 15 pages (font size 11 or larger).

1. Identification of Applicant

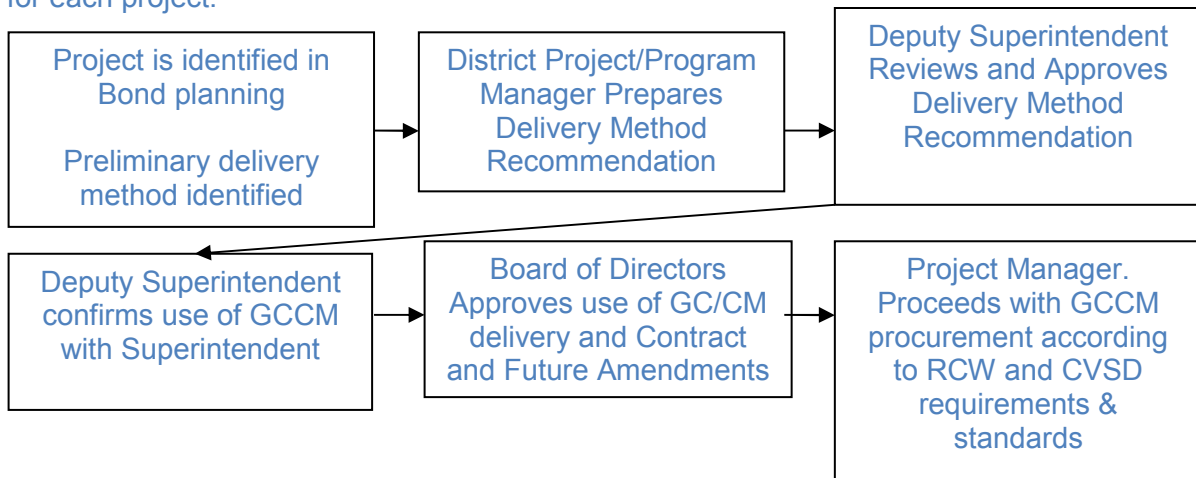
Central Valley School District #356
Mr. Jay Rowell
Deputy Superintendent
19307 E. Cataldo Ave.
Spokane Valley, WA 99016
JRowell@cvsd.org , 509.558.5404

2. Experience and Qualifications for Determining Whether Projects Are Appropriate for GCCM under Alternative Contracting Procedure (RCW 39.10.270 (2) (a).) Limit response to two pages or less. (See attached example of a public body's internal project approval flow chart)

Please submit a process chart or list showing: (1) The steps your organization takes to determine that use of the procedure is appropriate for a proposed project; and (2) The steps your organization takes in approving this determination. Also submit the written guidelines or criteria that your organization uses in determining whether this alternative contracting procedure is appropriate for a project.

RESPONSE:

The flow chart below illustrates the CVSD process for determining appropriate delivery method for each project.



See Delivery Method Recommendation—Attachment A

3. **Project Delivery Knowledge and Experience** (RCW 39.10.270 (2)(b)(i).) *Limit response to two pages or less.*

Please describe your organization’s knowledge and experience in delivering projects over the past 10 years, including the complexity of projects your organization built. Describe delivery methods, management structures, and project controls utilized.

RESPONSE:

KNOWLEDGE AND EXPERIENCE

Central Valley School District #356 successfully completed ten major capital projects valued at \$225 million since 2015 including expansion and renovation of six elementary schools, one middle school, and construction of one new K2 elementary school. A new elementary and new middle school were funded with a combination of project savings in the original 2015 Bond and additional state funding not originally anticipated.

Six of the original ten projects have used GC/CM. Four of these projects have been completed and occupied. Opportunity Elementary school is a GC/CM project and will be complete and fully occupied in December 2017.

The District maintains a robust and experienced internal capital facilities staff of executive, financial, risk management and administrative experts augmented with project management consultants and legal professionals to provide scalable, highly flexible and responsive solutions for project delivery needs.

The focus of the 2015 bond was to meet a district goal of offering 17:1 class size ratio in K – 3 grade levels by the start of the 2017 school year. Currently Central Valley School District #356 is the only school district to offer all-day kindergarten and 17:1 student to teacher ratio for every K – 3 classroom in the district.

MANAGEMENT STRUCTURES

Authorization and funding for school construction and maintenance projects is through voter-approved bonds and levy measures. Bond resolutions detail the planned projects, budgets, general timelines, and authorized uses of bond proceeds. Bond resolutions are prepared and voted on by the Board of Directors. Board Resolution No.14-26 was authorized by the Board on December 08, 2014, and approved by voters by a 64.84% margin on February 10, 2015, funding \$225 million in new capital projects. The current Board President **Debra Long** has served on the Board for the past 14 years.

The District intends to seek voter approval to issue \$129.9 million for a new HS, MS and a renovated MS in the upcoming February 14, 2018, election. When approved, the District will utilize its time previous GC/CM management and structure to successfully plan and execute the 2018 Bond measure.

Capital projects are planned and directed by the Deputy Superintendent Jay Rowell. Jay oversees the long-term planning for enrollment, capacity and delivery method determination among other duties. Jay is an 11-year veteran of the District as a senior leadership team member and most recently as the deputy superintendent.

Jay Rowell is directly responsible for management of all capital program and individual projects in all phases of the program from procurement to warranty. He guides and oversees District departmental staff and professional staff augmenters in consultant selection, integration of District's educational program and design standards, community relations, delivery method decisions, procurement of contractors, scheduling, budget allocations, and occupancy plan.

Superintendent **Ben Small** is responsible for and sets the strategic vision, expectations and successful delivery of District's capital program. He guides the executive capital program/project team and confers daily with Jay on the status the capital program/projects and small works projects.

Ben and Jay personally presented on five GC/CM project applications to the Project Review Committee and are seasoned GC/CM leader/practitioners.

Experienced District GC/CM practitioners and Department Directors include:

Janice Hutton, Assistant Superintendent of Business Services, who provides and oversees financial, procurement processes and procedures and accounting;

Jerrol Olson, Planning Principal, oversees and reviews the District's education specifications and district standards;

Mark Weis, Director of Maintenance and Operations ensures District's design standards and education specifications are met and integrated into design.

The CVSD executive, management, financial and administrative staff, the District has contracted for project management with consulting firms since 1998 to provide scalability and unique expertise when and where needed. CVSD, along with other large school districts, have found using professional PM/CM firms to provide staff augmentation services that support, its own staff's skills, abilities and capabilities.

The District has retained **OAC Services, Inc.**, to provide Program and Project Management services since 2014. **OAC Services** is one of the state's leaders in K12 construction and alternative project delivery. Led by Program Manager, **Jeff Jurgensen**, Project Managers, **Jonathan Miller**, **Mitchell Romero**, **Todd Smith**, Project Controls Manager, **Katharyn Getchell** and Project Coordinator, **Elizabeth Rosenbeck**. This same team serves the District in its 2015 Capital Improvement Bond Program.

CONTROLS

Over the past decade the District developed a comprehensive management and control systems to guide and direct its capital projects to successful plan integration which results in successful delivery of capital projects that are on-time, under-budget and aligned with District education and facility standards.

Established and tested Educational Specifications and Design Standards guide the overall facility development to define spaces, design goals, materials, and systems and requirements. These baseline documents provide consistency of project delivery, equity between schools, alignment with educational and instructional delivery and speed the design process. Educational specifications are completed for elementary and middle schools. The District is working on completing its high school educational specifications.

Project Controls Management Plan guides financial management, process, procedures and reporting for the District. Katharyn Getchell augments the finance department to establish fiscal reports and checklists so the district and project managers have current budget and cost information.

The Program Management Plan serves as an overall guide for processes, procedures, levels of authority, communications, contracting, change orders, and documentation. Program and project status reporting throughout the organization is distributed through regular emails, monthly reports, and weekly face to face meetings. The District posts regular capital project updates on its District website.

Office of the Superintendent of Public Instruction (OSPI), a funding partner to the District, provides additional project controls. Regular coordination, updates and approvals are required from OSPI in order for the District to secure approximately \$103.8 million in state funding assistance for the recently approved bond projects. Updates and approvals include estimates, cash flow analysis, schedules, value engineering studies, constructability reviews, energy life cycle cost analysis and other regular deliverables.

Each project is directly overseen by the Deputy Superintendent, Jay Rowell, including design input, delivery method decision and overall execution. The assigned Project Manager directs the day to day business of the project including meetings, decision support, documentation, payments, forecasting, FF & E purchasing and closeout. The Program Manager support the Project Manager(s) with GC/CM procurement, contracting, change negotiations and program level reporting.

Graehm Wallace of Perkins Coie law firm provide the District with GC/CM contracting legal advice.

4. Personnel with Construction Experience Using various Contracting Procedures (RCW 39.10.270(2)(b)(ii).) Limit response to two pages or less. (See attached sample to display personnel experience)

Please provide a chart with your organization’s current personnel with construction experience using the contracting procedure and briefly describe their experience (for example, the type of project, the length of time they worked on the project, the tasks they performed, and the percent of time devoted to each task). Only identify those personnel that you reasonably expect will be with your organization over the next three years.

RESPONSE:

Project Team Chart:

Central Valley School District #356 Staffing:	
Debra Long	President, Board of Directors
Benjamin Small	Superintendent
Jay Rowell	Deputy Superintendent
Sue Brown	Assistant to Deputy Superintendent
Mark Weis	Director Maintenance & Operations
Jerrold Olson	Planning Principal
Rick Doehle	Executive Director of HR and Operations
Janice Hutton	Director of Finance
Bill Santiago	Purchasing Manager
Rob Curnow	Director of Technology
Jeff Jurgensen	Program Manager, OAC Services

Jonathan Miller	Project Manager, OAC Services
Mitch Romero	Project Manager, OAC Services
Todd Smith	Project Manager, OAC Services
Kathryn Getchell	Project Controls, OAC Services
Elizabeth Rosenbeck	Project Coordinator, OAC Services

Debra Long, President Board of Directors:

Debra Long was elected to the board in 2003. Long was elected to serve on Washington State School Directors' Association (WSSDA) legislative committee in 2003, served as Vice President in 2010, and as President in 2013. Currently Long sits on the WSSDA Board of Directors as Director Area 9 representative. Long has also served on WSSDA's Federal Relations Network committee and Foundation board. Long is a member of the Central Valley Band & Color guard booster organization and has been their craft fair chairperson since 1994. Long has served as Bloomsday volunteer coordinator since 2000. Long served on the EWU Alumni Board from 2011 to 2014. In 2010, Long received the Community Building Alumni award from EWU. She holds the following degrees: Associated Science Degree in Accounting from SFCC, Bachelors in Business Administration, a minor in Human Resources, and a Master's in Public Administration from EWU. Long is employed as the Accounting Manager for Rockwood Retirement Communities. Her two children graduated from Central Valley High School.

Ben Small, Superintendent:

Currently serving his 10th year at Central Valley School District #356, Ben is responsible for the overall success of Central Valley School District #356. He takes the direction of the board of directors and implements their direction and wishes throughout the district. It was his overall planning and thoughtfulness that allowed the 2015 bond program to be such a huge success. Without his vision the planning and construction of the schools would have gone as they traditionally did and we would have accomplished only the bond projects. With his leadership and vision the district was able to build one new middle school and one new elementary school which were to be on the 2018 bond. Also the district was able to secure state funding for the renovation of another middle school prior to the 2018 vote by submitting paperwork to lock in the funding prior to losing eligibility. Ben wanted to explore GC/CM delivery and implement on his projects where it made sense and do the right things for his community and district.

Jay Rowell, Deputy Superintendent:

Jay has served in Central Valley School District #356 for 11 years as Assistant Superintendent and the last 3 years as the Deputy Superintendent as a result of the construction on-going at the district. Jay is the district representative in charge of any and all construction projects at the district and reports to Mr. Small. Jay has been instrumental in the success of all of the projects especially the four GC/CM projects which were all completed under budget and ahead of schedule and the fifth GC/CM project which is on schedule to be completed in December 2017 and is currently under budget. Jay has attended the AGC GC/CM training class twice.

Mark Weis, Director of Maintenance & Operations:

Mark began his career at Central Valley School District #356 in 2013 and is responsible for Construction, Maintenance, Operations, Utility Management and Community Projects. Mark is a member of WAMOA (Washington Association of Maintenance and Operations Administrators) and manages a staff of 25. He manages all of the small works projects throughout the district each year as well as manages the staff to maintain all of the large capital projects.

Jerrol Olson, Planning Principal:

Jerrol was a principal in the district and a member of the Capital Projects Facility Planning Committee for the district and was promoted to planning principal in 2015 in order to help facilitate the construction of the 2015 Capital Bond Program. He works to make sure the developed education specs and district standards are being adhered to and is the liaison between the construction teams and the education teams. If there are changes in the education specs or standards he works to make sure they get integrated into the district documents. He also has attended the AGC GC/CM training course with Jay Rowell.

Janice Hutton, Assistant Superintendent of Business Services:

Jan has over 30 years in finance, insurance and risk management, with the past 12 years as risk manager for Central Valley School District #356. Jan is integral to the success of all of the projects as she works alongside Kat Getchell to develop the project controls program for the district. Jan also works with the construction team to make sure everything done will pass an audit by the state.

Jeff Jurgensen, DBIA, CPE, PMP, CCM, AVS, Program Manager:

Jeff has 26 years of construction experience including education, alternative delivery and public works experience. In his role as Program Manager, Jeff assigns and coaches project managers, advises on all project delivery strategy decisions, GC/CM selection and ongoing advice on construction delivery. Jeff regularly meets with Ben Small and Jay Rowell to review process and progress on the bond program as well as the future 2018 bond program.

Jonathan Miller, PMP, Project Manager:

Jonathan has 10 years of construction experience with all of it being in the K12 industry. He specializes in alternative delivery as well OSPI funding and processes. Without Jonathan and his understanding of the OSPI eligibility calculation processes these projects would have been much more difficult.

Mitch Romero, AIA, LEED AP, CCM, Project Manager:

Mitch has over 20 years of industry experience including extensive use of GC/CM and Design Build delivery within the state of Washington as well as overseas with the Department of State. He led four of the six GC/CM projects during design and construction for the 2015 bond program and all were very successful projects. Ahead of schedule and under budget.

Todd Smith, Project Manager:

Todd has over 10 years of industry experience in the K12 industry. He specializes in closeout and warranty processes and has been instrumental in assisting CVSD in setting up their closeout program and warranty program for the district which they did not have in the past.

Kathayrn Getchell, CCP, PSP, Project Controls:

Kat has over 20 years of industry experience including extensive use of GC/CM delivery. She has been instrumental in assisting Jan Hutton and the district in setting up their project controls program for the capital projects group. She works with Jan to set up the reporting standards as well a second pair of eyes for the district in monitoring their expenditures and coding of expenses to help prevent a negative audit.

Graehm Wallace, Attorney:

Although the District's general counsel and Bond attorney is Roy Koegen of Kutak Rock as well as Paul Clay from Stevens Clay as general counsel, the District will utilize Perkins Coie and Graehm Wallace to assist with GC/CM related issues for this project. Mr. Wallace and his firm are highly respected throughout the industry for their knowledge in RCW 39.10. Graehm was instrumental in assisting the district with the success of their GC/CM projects in the 2015 bond program.

See Team Experience Attachment B

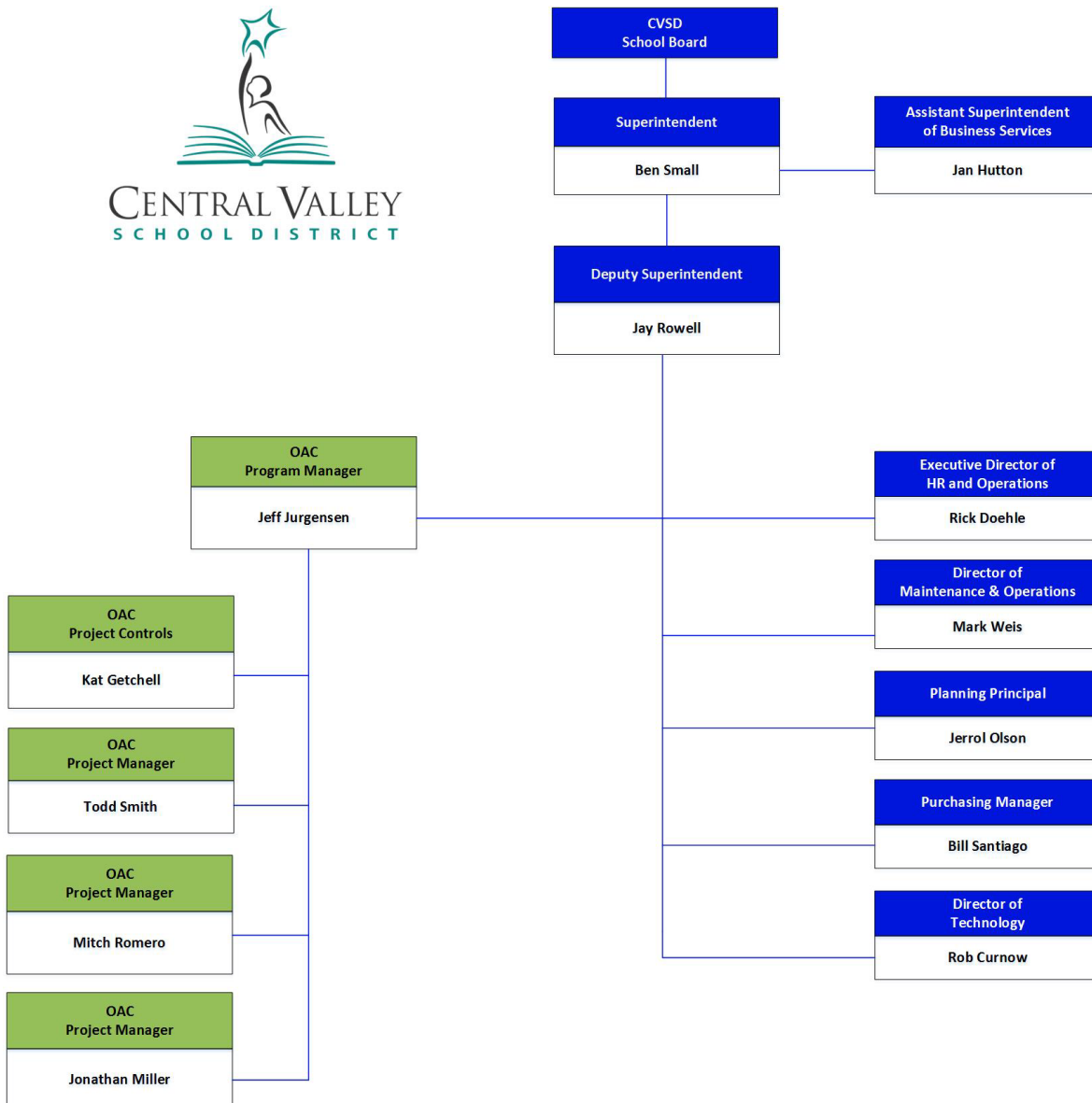
5. Management Plan and Rationale for Alternative Contracting Projects (RCW 39.10.270 (2)(b)(iii).) Limit response to one page or less. (See attached example of a management plan and rationale for using an alternative contracting procedure.)

Please provide your typical management plan or protocol that you would use to manage a GGCM project. Your plan should address the typical roles, types of positions with specific responsibilities and also list any advisory or oversight roles (by expertise).

RESPONSE:

The following pages outlines the District’s organizational structure for capital projects including Alternative Contracting. An organization chart for the 2015 Bond Program as well as upcoming 2018 Bond Program and a Roles and Responsibilities Matrix are included.

CVSD Organization Chart



Roles and Responsibilities:

Superintendent/School Board	Approve proposed projects for development, secure funding, report to the public, voters and taxpayers.
Deputy Superintendent	Supervise Support Services and oversee execution of projects. Approve project budgets, change orders and contract awards, modifications and acceptances for board approval including delivery method decisions as well as consultant and contractor selection.
Director of Maintenance & Operations	Continuously provides input to make sure the educational specs and standards are being adhered to on all of the projects within the district. Coordinate the custodial and owner furnished supplies as well as run the warranty program for the district.
Planning Principal	Lead and oversee all capital projects, supervising project managers and other Capital Projects staff. Approve delivery method recommendation prepared by Program Manager.
Assistant Superintendent of Business Services	Manage bond sales to support construction, district financial processes and records, procurement policies, and audit compliance. Work with program manager and project controls personnel in controlling the project.
Attorney	Contract preparation, legal advice and dispute resolution.
Program Manager	Oversee the execution of the program. Provide direction and recommendations to the Superintendent and Deputy Superintendent.
Project Manager (s)	Drive the day to day success of each project. Serve as primary point of contact with Architect and GCCM
Project Controls	Budgeting & reporting with district to monitor expenditures and revenues with district, OSPI on a project level and meet regularly with program manager to review program level items.
Architect	Lead designer and prime consultant for the design of projects. Contracted to CVSD.
GC/CM	General Contractor/Construction Manager selected via qualifications and fee process. Contracted to CVSD.

6. **Contracting Procedures (RCW 39.10.270 (2)(b).)** (Limit responses to two pages or less. (See attached example table of how to display construction history.)

Please provide a table with the following information for a maximum of twenty-five (25) public works projects with a total cost of at least \$5M each that your organization has managed over the past 10 years:

- Name of project
- Description of project
- Total project cost
- Method of delivery (GC/CM or other)
- Lead Design Firm (including current contact information)
- General Contractor or GC/CM (including current contact information)
- Planned construction start at authorization date
- Planned completion date
- Actual construction start date
- Actual completion date
- Reason for schedule overrun (if any)
- Original budget at authorization (not including land acquisition)
- Final Cost
- Reason for cost overrun (if any)

**If the public body has fewer than twenty-five (25) applicable projects, it may list projects under \$5 million if they believe them to be relevant.*

***If the public body has more than twenty-five (25) applicable projects, they should state the number of projects they have managed and provide a list of the twenty-five (25) projects it believes are most relevant.*

RESPONSE:

See CVSD project experience—Attachment C

7. **Demonstrated Success in Managing at Least One Project Using the GCCM Contracting Procedure Within the Last Five Years (RCW 39.10.270 (2)(b).)** (Limit response to one page or less.)

In addition to the information provided in response to Question 7 about projects that your organization has managed using the alternative contracting procedure, please provide a narrative discussion with the following information:

- Appropriateness of the alternative contracting method used for the project(s).
- Lessons learned from your experience.

RESPONSE:

Central Valley School District #356 has completed four GC/CM projects. They will be finishing a fifth project in December of 2017 and a sixth in August of 2018.

Chester Elementary (2015-2017)

Project Cost: \$20.2M

Selected GCCM: Lydig Construction

Status: Completed 2017

Completed on time and under budget. Application of GC/CM appropriate for occupied site and allowed changes in phasing plan as necessary.

Lessons learned: the importance of open, transparent team development and we cannot let friendships and past relationships derail the project.

Greenacres Elementary (2015-2017)

Project Cost: \$21.5M
Selected GCCM: Lydig Construction
Status: Completed 2017
Completed on time and under budget. This project had to be phased because it was an occupied site.

Lessons learned: The value of MCCM and ECCM did not materialize as it appeared as they made too many mistakes which reduced savings.

Evergreen Middle School (2015-2017)

Project Cost: \$32M
Selected GCCM: Garco Construction
Status: Completed 2017
Completed on time and under budget. Occupied and very constricted site.

Lessons learned: The true value of having a GC/CM partner alongside the owner and design team. The GC/CM put CVSD ahead of Garco with issues.

Sunrise Elementary (2015-2017)

Project Cost: \$21M
Selected GCCM: Graham Construction
Status: Completed 2017
Completed on time and under budget. Occupied, phased and very constricted site.

Lessons learned: Open and honest communication with the GC/CM will help them respond better and make the project better.

Active GC/CM Projects:

North Pines Middle School (2016-2018)

Construction Cost: \$29M
Selected GCCM: Garco Construction
Status: In construction
Approved by PRC in July 2016, Awarded in September 2016
Complex replacement and expansion on occupied site

Lessons learned: The value of extended interviews including office visits to break down barriers and nervousness in interview settings.

Opportunity Elementary School (2016-2018)

Construction Cost: \$20.8M
Selected GCCM: WLK Construction
Status: In construction to be completed December 2017
Approved by PRC in January 2015, Awarded in April 2015
Complex replacement and expansion on occupied facility

Lessons learned: Communication is key from the GC/CM as is strong estimating. Without both the project could suffer and decisions are hard to make.

8. Ability To Properly Manage the Public Body's Capital Facilities Plan (RCW 39.10.270 (2) (b) (vi).) (Limit response to one page or less.)

As part of this statutory requirement, the PRC needs to determine that the public body has the appropriate project planning and budgeting experience. In addition to the information that's been requested in previous questions, please provide other information to assist the PRC to determine whether the organization has project planning and budgeting experience.

RESPONSE:

Central Valley School District #356 has successfully planned, budgeted and executed over \$225 million in capital projects since 2015 under its current executive leadership team. Ten individual major projects spanning one bond and levy cycles have all been delivered successfully.

Relevant sections of RCW 39.10.270 are addressed below:

(2) ... A public body seeking certification for the general contractor/construction manager procedure must demonstrate successful management of at least one general contractor/construction manager project within the previous five years.

Response: Central Valley School District #356 has completed four successful GC/CM projects in the last 2.5 years and will complete one additional elementary in December 2017 and one middle school in August of 2018.

(3) To certify a public body, the committee shall determine that the public body:

(a) Has the necessary experience and qualifications to determine which projects are appropriate

Response: Led by Deputy Superintendent, Jay Rowell with his 31 years of school industry experience and extensive professional qualifications Central Valley School District #356 has built an outstanding capital projects delivery team well versed in the statutes and best practices in project delivery.

(b) Has the necessary experience and qualifications to carry out the alternative contracting procedure including, but not limited to:

(i) Project delivery knowledge and experience;

Response: CVSD's extensive project delivery knowledge and experienced is detailed throughout this application. Jay and Jerrol have both attended the AGC training multiple times and have worked diligently to understand and lead the GC/CM process.

(ii) Personnel with appropriate construction experience:

Response: CVSD personnel with appropriate construction experience include, but are not limited to Jay Rowell, Ben Small and Jan Hutton in executive roles, and her staff in administrative and financial support roles as well as Rick Doehle, Mark Weis and Jerrol Olson in the facilities roles.

(iii) A management plan and rationale for its alternative public works projects:

Response: The CVSD management plan mirrors and is compliant with RCW 39.10.340 on uses of GC/CM contracting. Rationale and processes are in place to determine and approve the most appropriate delivery method for each project.

(iv) Demonstrated success in managing public works projects;

Response: CVSD has successfully delivered 10 large capital projects valued at over \$225 million since 2015 as well as upwards of 20 small capital maintenance projects yearly. They have also used the ESCO process effectively and have looked at the JOC method of delivering projects.

(v) The ability to properly manage its capital facilities plan including, but not limited to, appropriate project planning and budgeting experience; and

Response: The CVSD produced a Capital Facilities Plan (CFP) which laid out the plan for the next 15 years. Due to the excellent planning and execution of the current 2015 bond projects the district will complete 80% of their plan by 2021 with the passage of the 2018 bond. The CFP, along with other planning and budgeting tools are used to develop strategies to meet the growing capital needs of the District including new and replacement schools and ongoing maintenance projects. <http://www.cvsd.org/pages/CVSD/About/Construction>

(vi) The ability to meet requirements of this chapter;

Response: The Central School District fully meets the requirement of this chapter as demonstrated in this application.

9. Ability to Meet the Requirements of Chapter 39.10 of the Revised Code of Washington (RCW 39.10.270 (2)(b)(vii).) (Limit response to one page or less.)

Please provide any information not presented in your answers to Questions 3-9 further demonstrating your organization's ability to meet the requirements of this chapter.

RESPONSE:

As one of the fastest growing districts in Washington, Central Valley School District #356 has proven itself to be competent, successful public builder well prepared to use GC/CM delivery in accordance with all applicable statutes.

The District is nearing completion on a ten project \$225 million construction program completing in three years. Of the ten projects, six were or are currently being performed using the GCCM delivery method. Of the six, one was performed using the GCCM/MCCM/ECCM method. These projects were delivered below the overall program budget.

See Program Project Summary--Attachment D

Beyond the 2015 bond program, the District's long-term plan for addressing growing student enrollment includes planned bond issues in 2018, and 2025.

See Preliminary Program Schedule 2015 and 2018 Bond Programs—Attachment E

To further augment and enhance its outstanding internal capabilities, the District has chosen to team with professional project and construction management consulting firms for its programs. Currently contracted with OAC Services, Washington's most experienced GC/CM project leader, the District is ideally positioned to select GC/CM delivery when appropriate and execute those projects smoothly.

10. Resolution of Audit Findings on Previous Public Works Projects (RCW 39.10.270 (2) (c).)
(Limit Response to one page or less.)

If your organization had audit findings on any project identified in your response to Question 6, please specify the project, briefly state those findings, and describe how your organization resolved them.

RESPONSE:

No audit findings.

Respectfully Submitted,

Jay Rowell | Deputy Superintendent
Central Valley School District #356



November 01, 2017

Phone (509) 558-5400
www.cvsd.org
19307 E. Cataldo Ave
Spokane Valley, WA 99016



Project Delivery Method Checklist and Recommendation Capital Projects and Planning Department

Project Manager:

Project Name:

Address:

Architect:

Scope of work outline:

Proposed schedule (include any special constraints):

Total project budget:

Proposed GMP for construction only:

Internal Project Review Questions are as follows (Circle):

- Is the project to be occupied during the construction phase? Yes or No
- Is the site very constricted with limited access? Yes or No
- The project is very complex or technical requiring high level of expertise? Yes or No
- Implementation involves complex phasing, scheduling or coordination? Yes or No
- The project requires work in historic building or in neighborhood which is very active and requires project input? Yes or No

Phone (509) 558-5400
www.cvsd.org
19307 E. Cataldo Ave
Spokane Valley, WA 99016



- Budget success requires involvement of a GCCM during the design stage? Yes or No

Project Manager delivery method recommendation: GCCM, DBB (Circle)

Brief explanation:

Signed:

Program Manager

**Approved/Disapproved:
(Circle)**

Deputy Superintendent

Concur:

Superintendent

Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
					Planning	Design	Construction		
1 Ben Small	Superintendent of Central Valley School District	Chester Elementary	20M	GCCM	OIC	OIC	Owner in Charge	Feb-14 Current	Warranty Phase now
		Greenacres Elementary	21.5M	GCCM	OIC	OIC	Owner in Charge	Feb-14 Current	Warranty Phase now
		Evergreen MS	32M	GCCM	OIC	OIC	Owner in Charge	Feb-14 Current	Warranty Phase now
		Sunrise Elementary	21M	GCCM	OIC	OIC	Owner in Charge	Feb-14 Current	Warranty Phase now
		Opportunity Elementary	21M	GCCM	OIC	OIC	Owner in Charge	Feb-14 Current	Complete in December 2017
		North Pines MS	30M	GCCM	OIC	OIC	Owner in Charge	Feb-14 Current	Warranty Phase now
		Ponderosa Elementary	21.1M	DBB	OIC	OIC	Owner in Charge	Feb-14 Current	Warranty Phase now
		Riverbend Elementary	16.1	DBB	OIC	OIC	Owner in Charge	Feb-14 Current	Warranty Phase now
		Liberty Creek Elementary	21.6M	DBB	OIC	OIC	Owner in Charge	Feb-14 Current	Warranty Phase now
2 Jay Rowell	Deputy Superintendent of Central Valley School District	Chester Elementary	20M	GCCM	OIC	OIC	Owner in Charge	Feb-14 Current	Warranty Phase now
		Greenacres Elementary	21.5M	GCCM	OIC	OIC	Owner in Charge	Feb-14 Current	Warranty Phase now
		Evergreen MS	32M	GCCM	OIC	OIC	Owner in Charge	Feb-14 Current	Warranty Phase now
		Sunrise Elementary	21M	GCCM	OIC	OIC	Owner in Charge	Feb-14 Current	Warranty Phase now
		Opportunity Elementary	21M	GCCM	OIC	OIC	Owner in Charge	Feb-14 Current	Complete in December 2017
		North Pines MS	30M	GCCM	OIC	OIC	Owner in Charge	Feb-14 Current	Warranty Phase now
		Ponderosa Elementary	21.1M	DBB	OIC	OIC	Owner in Charge	Feb-14 Current	Warranty Phase now
		Riverbend Elementary	16.1	DBB	OIC	OIC	Owner in Charge	Feb-14 Current	Warranty Phase now
		Liberty Creek Elementary	21.6M	DBB	OIC	OIC	Owner in Charge	Feb-14 Current	Warranty Phase now
3 Jan Hutton	Assistant Superintendent Finance of Central Valley School District	Chester Elementary	20M	GCCM	Owner	Owner	Owner	Feb-14 Current	Warranty Phase now
		Greenacres Elementary	21.5M	GCCM	Owner	Owner	Owner	Feb-14 Current	Warranty Phase now
		Evergreen MS	32M	GCCM	Owner	Owner	Owner	Feb-14 Current	Warranty Phase now
		Sunrise Elementary	21M	GCCM	Owner	Owner	Owner	Feb-14 Current	Warranty Phase now
		Opportunity Elementary	21M	GCCM	Owner	Owner	Owner	Feb-14 Current	Complete in December 2017
		North Pines MS	30M	GCCM	Owner	Owner	Owner	Feb-14 Current	Warranty Phase now
		Ponderosa Elementary	21.1M	DBB	Owner	Owner	Owner	Feb-14 Current	Warranty Phase now
		Riverbend Elementary	16.1	DBB	Owner	Owner	Owner	Feb-14 Current	Warranty Phase now
		Liberty Creek Elementary	21.6M	DBB	Owner	Owner	Owner	Feb-14 Current	Warranty Phase now

Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
					Planning	Design	Construction		
4 Jerrol Olson	Construction Planning Principal Central Valley School District	Chester Elementary	20M	GCCM	Owner	Owner	Owner	Feb-14 Current	Warranty Phase now
		Greenacres Elementary	21.5M	GCCM	Owner	Owner	Owner	Feb-14 Current	Warranty Phase now
		Evergreen MS	32M	GCCM	Owner	Owner	Owner	Feb-14 Current	Warranty Phase now
		Sunrise Elementary	21M	GCCM	Owner	Owner	Owner	Feb-14 Current	Warranty Phase now
		Opportunity Elementary	21M	GCCM	Owner	Owner	Owner	Feb-14 Current	Complete in December 2017
		North Pines MS	30M	GCCM	Owner	Owner	Owner	Feb-14 Current	Warranty Phase now
		Ponderosa Elementary	21.1M	DBB	Owner	Owner	Owner	Feb-14 Current	Warranty Phase now
		Riverbend Elementary	16.1	DBB	Owner	Owner	Owner	Feb-14 Current	Warranty Phase now
		Liberty Creek Elementary	21.6M	DBB	Owner	Owner	Owner	Feb-14 Current	Warranty Phase now
5 Jeff Jurgensen	Program Manager OAC Services	Chester Elementary	20M	GCCM	PMIC	PMIC	Program Mgr in Charge	Feb-14 Current	Warranty Phase now
		Greenacres Elementary	21.5M	GCCM	PMIC	PMIC	PMIC	Feb-14 Current	Warranty Phase now
		Evergreen MS	32M	GCCM	PMIC	PMIC	PMIC	Feb-14 Current	Warranty Phase now
		Sunrise Elementary	21M	GCCM	PMIC	PMIC	PMIC	Feb-14 Current	Warranty Phase now
		Opportunity Elementary	21M	GCCM	PMIC	PMIC	PMIC	Feb-14 Current	Complete in December 2017
		North Pines MS	30M	GCCM	PMIC	PMIC	PMIC	Feb-14 Current	Warranty Phase now
		Ponderosa Elementary	21.1M	DBB	PMIC	PMIC	PMIC	Feb-14 Current	Warranty Phase now
		Riverbend Elementary	16.1	DBB	PMIC	PMIC	PMIC	Feb-14 Current	Warranty Phase now
		Liberty Creek Elementary	21.6M	DBB	PMIC	PMIC	PMIC	Feb-14 Current	Warranty Phase now
		Nelson Service Center	15M	DB	PM	PM	PM	2013	2015
		WSU Northside Residence	32.6	DB	PM	PM	PM	2011	2013
		6 Jonathan Miller	Project Manager OAC Services	Chester Elementary	20M	GCCM	PM	PM	PM
Greenacres Elementary	21.5M			GCCM	PM	PM	PM	Feb-14 Current	Warranty Phase now
Evergreen MS	32M			GCCM	PM	PM	PM	Feb-14 Current	Warranty Phase now
Sunrise Elementary	21M			GCCM	PM	PM	PM	Feb-14 Current	Warranty Phase now
Opportunity Elementary	21M			GCCM	PM	PM	PM	Feb-14 Current	Complete in December 2017
North Pines MS	30M			GCCM	PM	PM	PM	Feb-14 Current	Warranty Phase now
Ponderosa Elementary	21.1M			DBB	PM	PM	PM	Feb-14 Current	Warranty Phase now
Riverbend Elementary	16.1			DBB	PM	PM	PM	Feb-14 Current	Warranty Phase now
Liberty Creek Elementary	21.6M			DBB	PM	PM	PM	Feb-14 Current	Warranty Phase now

Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
					Planning	Design	Construction		
7 Mitch Romero	Project Manager OAC Services	Chester Elementary	20M	GCCM	PM	PM	PM	Feb-14 Current	Warranty Phase now
		Greenacres Elementary	21.5M	GCCM	PM	PM	PM	Feb-14 Current	Warranty Phase now
		Evergreen MS	32M	GCCM	PM	PM	PM	Feb-14 Current	Warranty Phase now
		Sunrise Elementary	21M	GCCM	PM	PM	PM	Feb-14 Current	Warranty Phase now
		Opportunity Elementary	21M	GCCM	PM	PM	PM	Feb-14 Current	Complete in December 2017
		North Pines MS	30M	GCCM	PM	PM	PM	Feb-14 Current	Warranty Phase now
		Ponderosa Elementary	21.1M	DBB	PM	PM	PM	Feb-14 Current	Warranty Phase now
		Riverbend Elementary	16.1	DBB	PM	PM	PM	Feb-14 Current	Warranty Phase now
		Liberty Creek Elementary	21.6M	DBB	PM	PM	PM	Feb-14 Current	Warranty Phase now
8 Katharyn Getchell	Project Controls OAC Services	Chester Elementary	20M	GCCM	PC	PC	PC	Feb-14 Current	Warranty Phase now
		Greenacres Elementary	21.5M	GCCM	PC	PC	PC	Feb-14 Current	Warranty Phase now
		Evergreen MS	32M	GCCM	PC	PC	PC	Feb-14 Current	Warranty Phase now
		Sunrise Elementary	21M	GCCM	PC	PC	PC	Feb-14 Current	Warranty Phase now
		Opportunity Elementary	21M	GCCM	PC	PC	PC	Feb-14 Current	Complete in December 2017
		North Pines MS	30M	GCCM	PC	PC	PC	Feb-14 Current	Warranty Phase now
		Ponderosa Elementary	21.1M	DBB	PC	PC	PC	Feb-14 Current	Warranty Phase now
		Riverbend Elementary	16.1	DBB	PC	PC	PC	Feb-14 Current	Warranty Phase now
		Liberty Creek Elementary	21.6M	DBB	PC	PC	PC	Feb-14 Current	Warranty Phase now

Project Name	Project Number	Project Description	Total Project Cost	Method of Delivery	Lead Design Firm	General Contractor /GCCM	Planned Constr. Start	Planned Finish	Actual Start	Actual Finish	Original Construction Budget	Final Construction Cost	Reason for cost overrun
Energy Savings Project	383-10-03-B and 384-10-03-B	Upgrade lighting, controls and HVAC in 13 schools	\$3,654,000	D-B-B, pricing by Unit Costs	McKinstry Dave Ray 509.625.7235 davidra@McKinstry.com	McKinstry Dave Ray 509.625.7235 davidra@McKinstry.com	6/14/2010	8/20/2012	8/1/2010	2/14/2011	\$2,610,217	\$2,486,813	Completed on time & under budget
Spokane Valley Tech phase 1	403-04-12-B	12,000 sf remodel	\$2,431,000	D-B-B	Architects West, Gary Johnson 208.667.9402, garyj@architectswest.com	Blews Construction 509.928.6227 bonnie@blewsconstruction.com	8/22/2012	12/21/2012	8/22/2012	1/9/2013	\$1,736,482	\$1,603,151	None, Cost reduction.
Spokane Valley Tech phase 2	422-13-11-B	7,100 sf remodel	\$1,737,000	D-B-B	Architects West, Gary Johnson 208.667.9402, garyj@architectswest.com	Blews Construction 509.928.6227 bonnie@blewsconstruction.com	3/17/2014	4/17/2014	3/17/2014	3/17/2014	\$1,240,484	\$1,290,491	Estimated construction costs. NOC has been held due to clearing a pending lien.
Central Valley High School	235-00-06-B	239,540 sf building. New in lieu.	\$40,793,000	D-B-B	NAC, Steve McNutt, 509.838.8240, smcnutt@NACARCHITECTURE.com	Garco, Clancy Welsh, 509.535,4688, clancy@garco.com	8/18/2000	4/15/2002	8/18/2000	6/1/2002	\$29,137,974	\$29,856,201	Additions during construction.

Project Experience 1998 through 2014

Project Name	Project Number	Project Description	Total Project Cost	Method of Delivery	Lead Design Firm	General Contractor /GCCM	Planned Constr. Start	Planned Finish	Actual Start	Actual Finish	Original Construction Budget	Final Construction Cost	Reason for cost overrun
University High School	236-00-06-B	239,540 sf building. New in lieu.	\$45,342,000	D-B-B	NAC, Steve McNutt, 509.838.8240, smcnutt@NACARC HITECTURE.com	Lydig Construction, Attn: Larry Swartz, 603 N Havana, Spokane, WA 99202	9/15/2000	4/15/2002	9/15/2000	9/8/2002	\$32,387,300	\$33,242,104	Additions during construction.
Adams Elementary	280-02-04-B	46,879 sf remodel	\$6,874,000	D-B-B	Architects West, Gary Johnson 208.667.9402, garyj@architectswest.com	Kearsley Construction, PO Box 706, Veradale, WA 99037	8/5/2002	7/15/2003	8/5/2002	9/3/2003	\$4,910,442	\$5,144,206	Additions during construction.
McDonald Elementary	281-02-04-B	46,505 sf remodel	\$6,789,000	D-B-B	Architects West, Gary Johnson 208.667.9402, garyj@architectswest.com	Leone and Keeble Construction, PO Box 2747, Spokane WA 99220-2747	7/26/2002	5/30/2003	7/26/2002	8/23/2003	\$4,849,366	\$5,084,019	Additions during construction.
South Pines Elementary	313-03-08-B	45,956 sf remodel	\$8,225,000	D-B-B	ALSC, Ken Murphy 509.838.8568 kmurphy@alscarc hitets.com	Leone and Keeble Construction, PO Box 2747, Spokane WA 99220-2747	8/13/2004	8/1/2005	8/13/2004	8/24/2006	\$5,875,275	\$6,206,712	Additions during construction.

Project Name	Project Number	Project Description	Total Project Cost	Method of Delivery	Lead Design Firm	General Contractor /GCCM	Planned Constr. Start	Planned Finish	Actual Start	Actual Finish	Original Construction Budget	Final Construction Cost	Reason for cost overrun
Chester Elementary		Modernization & expansion of 50,000 sf bldg. to 63,500 sf	\$20M	GC/CM	Architects West	Lydig Construction	3/1/16	4/14/17	3/1/16	4/14/17	\$14.1M	\$14.6M	Scope increases due to owner betterment items
Greenacres Elementary		Modernization & expansion of 51,000 sf to 74,000 sf	\$21.5M	GC/CM	Architects West	Lydig Construction	3/1/16	8/15/17	3/1/16	8/15/17	\$15.9M	\$14.7M	Savings back to owner.
Evergreen Middle School		Modernization & expansion of 75,000 sf to 105,000 sf	\$32M	GC/CM	ALSC Architects	Garco Construction	2/11/16	4/15/17	2/11/16	4/15/17	\$19.7M	\$18.1M	Savings back to owner.
Sunrise Elementary		Modernization & expansion of 54,000 sf to 74,000 sf	\$21M	GC/CM	ALSC Architects	Graham Construction	6/1/16	9/1/17	6/1/16	9/1/17	\$14.6M	\$14.2M	Savings back to owner.
Opportunity Elementary		Modernization & expansion of 43,000 sf to 74,000 sf	\$21M	GC/CM	ALSC Architects	WLK Construction	5/1/16	11/20/17	5/1/16	12/20/17	\$15.9M	N/A	Not complete yet. Had issues with abatement clearances putting project behind. On target to be on budget though.

2015 Bond Summary with GC/CM Experience

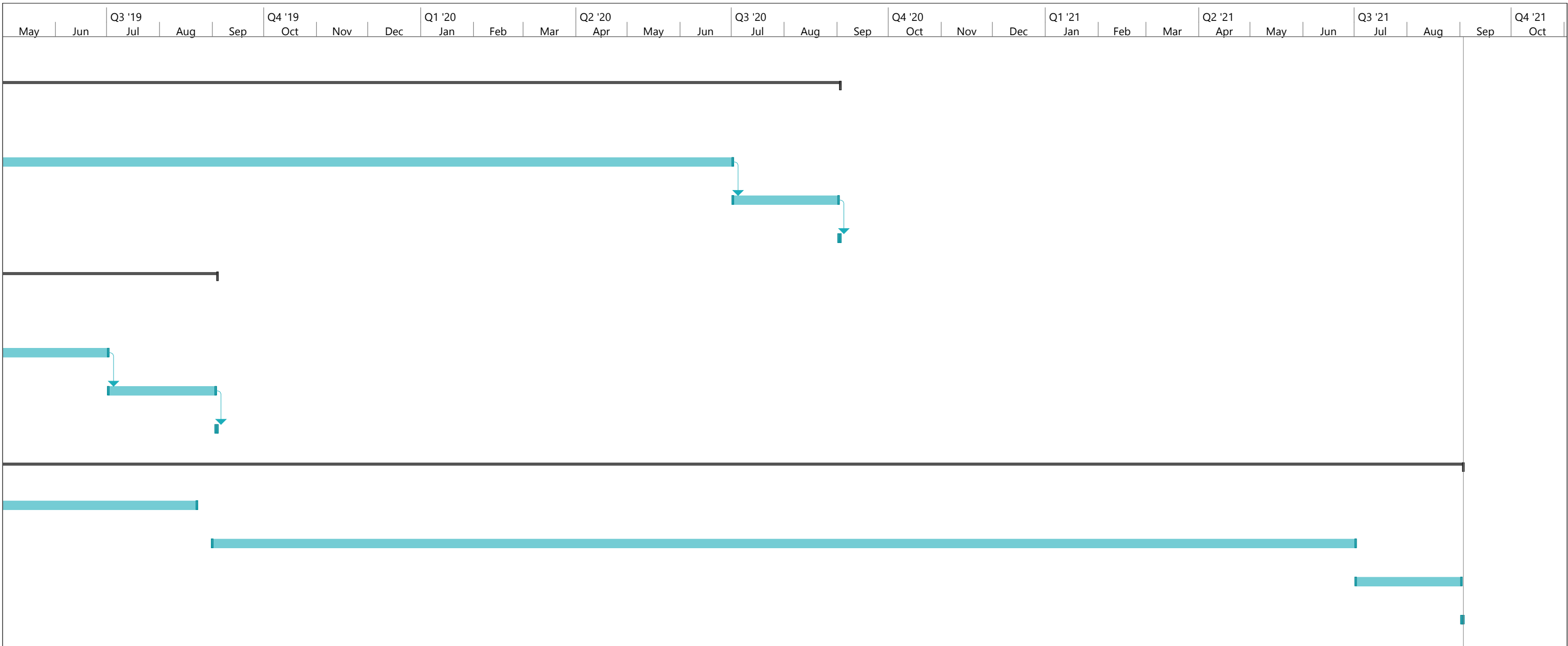
Project Name	Project Number	Project Description	Total Project Cost	Method of Delivery	Lead Design Firm	General Contractor /GCCM	Planned Constr. Start	Planned Finish	Actual Start	Actual Finish	Original Construction Budget	Final Construction Cost	Reason for cost overrun
North Pines Middle School		Replacement of existing 115,000 sf bldg. with a new 86,000 sf facility on existing site	\$30M	GC/CM	ALSC Architects	Garco Construction	6/1/17	9/1/18	6/1/17	N/A	\$23.5M	N/A	Not complete yet. On target to be under budget.
Riverbend Elementary		New school designed at 58,000 sf increasing after bidding to 70,000 sf	\$16.1M	D-B-B	MMEC Architects	TW Clark	4/1/17	7/31/18	4/1/17	7/31/18	\$13.1M	NA	We added 6 additional classrooms after the project was bid. Not complete yet.
Liberty Creek Elementary		New K-2 school designed at 74,000 sf	\$21.6M	D-B-B	MMEC Architects	TW Clark	2/1/16	5/1/17	2/1/17	5/1/17	\$15.9M	\$15.3M	Completely funded by Class size reduction grant.
Ponderosa Elementary		Modernization & expansion of 51,000 sf to 74,000 sf	\$21.1M	D-B-B	MMEC Architects	TW Clark	1/1/17	3/12/18	1/1/17	3/1/18	\$17.0M	N/A	Not complete yet.
CV Virtual Learning Center		Renovated a 7,500 sf office bldg. to use as a virtual learning facility.	\$1.1M	D-B-B	ALSC Architects	Blews Construction	6/1/17	9/14/17	6/1/17	9/14/17	\$890K	\$538K	Site work was easier than expected and there was less repair work on interior.
Summit School Spokane Valley Learning Academy		Addition of 6,000 sf to an existing school facility while occupied.	\$1.8M	D-B-B	Bernardo Wills Architects	National Native Construction Corp.	6/1/16	1/1/17	6/1/16	1/1/17	\$1.4M	\$1.5M	Unforeseen issues and owner betterment items.

2015 Bond Summary with GC/CM Experience

<i>Project Name</i>	<i>Project Number</i>	<i>Project Description</i>	<i>Total Project Cost</i>	<i>Method of Delivery</i>	<i>Lead Design Firm</i>	<i>General Contractor /GCCM</i>	<i>Planned Constr. Start</i>	<i>Planned Finish</i>	<i>Actual Start</i>	<i>Actual Finish</i>	<i>Original Construction Budget</i>	<i>Final Construction Cost</i>	<i>Reason for cost overrun</i>
Horizon Middle School Gym Roof and Tennis Court addition		Installed a new roof membrane over existing roof and build new tennis courts for PE use.	\$780K	D-B-B	Bernardo Wills Architects	Winkler & Cobra	6/1/16	8/30/16	6/1/16	8/30/16	\$600K	\$600K	On time and budget

ID	Task Mode	Task Name	Duration	Start	Finish	Q4 '17		Q1 '18			Q2 '18			Q3 '18			Q4 '18			Q1 '19			Q2 '19	
						Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
1	★	CVSD Bond Passage	0 days	Tue 2/13/18	Tue 2/13/18																			
2	☛	Horizon MS	666 days?	Wed 2/14/18	Wed 9/2/20																			
3	★	Horizon MS Design	121 days	Wed 2/14/18	Wed 8/1/18																			
4	★	Horizon MS Construction	500 days	Thu 8/2/18	Wed 7/1/20																			
5	★	Horizon MS Occupancy	44 days	Thu 7/2/20	Tue 9/1/20																			
6	★	Horizon MS School Starts	1 day?	Wed 9/2/20	Wed 9/2/20																			
7	☛	New MS	480 days?	Wed 11/1/17	Tue 9/3/19																			
8	★	New MS Design	77 days	Wed 11/1/17	Thu 2/15/18																			
9	★	New MS Construction	348 days	Thu 3/1/18	Mon 7/1/19																			
10	★	New MS Occupancy	45 days	Tue 7/2/19	Mon 9/2/19																			
11	★	New MS School Starts	1 day?	Tue 9/3/19	Tue 9/3/19																			
12	☛	Third HS	894 days	Sun 4/1/18	Thu 9/2/21																			
13	★	Third HS Design	365 days	Sun 4/1/18	Thu 8/22/19																			
14	★	Third HS Construction	480 days	Sun 9/1/19	Thu 7/1/21																			
15	★	Third HS Occupany	44 days	Fri 7/2/21	Wed 9/1/21																			
16	★	Third HS School Starts	1 day	Thu 9/2/21	Thu 9/2/21																			

Project: 2018 CVSD Bond Sched Date: Thu 10/26/17	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			



Project: 2018 CVSD Bond Sched
Date: Thu 10/26/17

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

APPENDICES

October 26, 2017

Graehm C. Wallace
GWallace@perkinscoie.com
D. +1.206.359.3921
F. +1.206.359.4921

Rustin Hall
Chair, Capital Projects Advisory Review Board
Project Review Committee
25120 Pacific Highway South
Kent, Washington 98082

Re: Central Valley School District Application for Certification

Dear Rustin:

I write to communicate my strong support for the Central Valley School District's GC/CM certification application. As the attorney for the School District's capital projects, I have worked very closely with the Central Valley School District and their consultants on each of their GC/CM and design-bid-build projects over the last three-plus years. We have carefully reviewed the procurement process and updated contracts for every project.

The Central Valley School District has done an excellent job taking advantage of and working through the GC/CM process. Whenever questions arise as to what is allowed, what is required, or what is a best practice, they do not hesitate to seek both my and their consultants' counsel. From my perspective, the Central Valley School District has become very knowledgeable of the GC/CM process and have respected both the letter and the intent of the GC/CM statutes.


RCW 39.10.270(3) states three requirements for public body certification. The public body (a) must possess the necessary experience and qualifications to determine which projects are appropriate for using alternative contracting procedures; (b) must possess the necessary experience and qualifications to carry out the alternative contracting procedure; and (c) must have resolved any audit findings on previous public works projects in a manner satisfactory to the committee.

Working backwards through these requirements, I am not aware of any audit findings to be resolved. As to carrying out alternative contracting procedures, the Central Valley School District's *five* successful GC/CM projects over the last three years clearly demonstrates sufficient experience. Only *one* project is required for certification. And importantly, the Central Valley School District has performed three major design-bid-build projects in this same time period. This clearly demonstrates that the Central Valley School District knows when GC/CM is appropriate, and when it should instead utilize design-bid-build. To me, that is the critical distinction in deciding that an agency should be trusted to make the right decision in choosing to utilize the GC/CM process.

Rustin Hall
Chair, Capital Projects Advisory Review Board
Project Review Committee
October 26, 2017
Page 2

I strongly encourage the Committee to grant the Central Valley School District's certification application.

Very truly yours,



Graehm C. Wallace

cc: Jay Rowell, Deputy Superintendent

203 North Washington
Suite 400
Spokane, WA 99201

509.838.8568
fax 509.458.3710

October 24, 2017

Department of Enterprise Services
Engineering & Architectural Services
PO Box 41476
Olympia WA 98504-1476

6500 Mineral Drive
Suite 101
Coeur d'Alene, ID 83815

ATTN: Talia Baker – Administrative Support
Project Review Committee (PRC)

208.676.8292
fax 509.458.3710

RE: Central Valley School District
Application for Agency Certification
GC/CM Delivery Method

www.alscarchitects.com

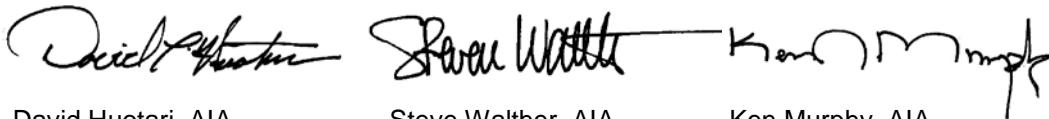
Dear Talia:

Central Valley School District (CVSD) is applying for Agency Certification for the GC/CM Project Delivery Method. ALSC Architects has been working with Central Valley School District for decades. During this time, ALSC Architects has provided professional services to Central Valley School District for projects involving both Design-Bid-Build Project Delivery, as well as GC/CM. The most recent significant projects where we have worked with the District involving GC/CM are North Pines Middle School Replacement, Evergreen Middle School Modernization and Addition, Opportunity Elementary School Modernization and Addition and Sunrise Elementary School Modernization and Addition. All of these GC/CM projects have gone very well. We believe that CVSD certainly is capable of functioning with Agency Status for GC/CM project delivery.

We support Central Valley School District's application for certification and encourage your consideration and approval. Through the work they have done with us and several other architectural teams in Spokane, WA, we believe they have demonstrated the capabilities, the confidence, and most importantly, the judgement in determining and executing great projects for the District patrons and the tax payers in the state.

Please feel free to contact us with any questions or comments.

Sincerely,



David Huotari, AIA

Steve Walther, AIA

Ken Murphy, AIA

DLH:tmb

cc: Jay Rowell, Deputy Superintendent, Central Valley School District
DLH/File



October 24, 2017

Project Review Committee
Department of Enterprise Services
PO Box 41476
Olympia, WA 98504-1476

RE: Central Valley School District – GC/CM Agency Certification

Dear Project Review Committee Members,

Garco Construction has had the opportunity to work with multiple owners on 15+ GC/CM projects over the past 10 years. Most recently we have had the privilege to work with Central Valley School District (CVSD) on two of the five GC/CM projects they have completed or have underway.

Central Valley School District has developed a staff that completely understands the GC/CM process and during 2013-2017, CVSD utilized the GC/CM model to successfully execute difficult, phased construction projects that I believe have benefited our community.

Ben Small, CVSD Superintendent and Jay Rowell, Deputy Superintendent have created a culture that focuses on communication, transparency and collective cooperation at every level. During the initial phases of their last bond measure in 2015, contractors were invited to have lunch with CVSD to discuss the contractual methods/opportunities of all of the projects they were developing. CVSD asked for input from stakeholders, including general contractors, subcontractors and suppliers which immediately established open communication between the administration and the contracting community. Collective collaboration did not stop there: with so many projects anticipated to begin at similar times, phasing was not limited to individual projects. Once contractors were selected for three GC/CM projects additional scheduling was performed by the contractors, typically competitors, to validate a master schedule developed by CVSD that included moving multiple schools into temporary or existing facilities to minimize the overall impact of the construction process throughout the District.

CVSD has continued to regularly invite contractors to “lunch and learn” sessions where we all participate in providing input on what has worked and what can be worked on. By creating this type of atmosphere and opportunity for the construction community, Central Valley School District has taken GC/CM to a new level.

I also applaud the fact that during the three year span they did not just default to pursuing GC/CM approval on all of their projects. Multiple projects were ground up on undeveloped sites and did not provide the same level of benefit from the GC/CM process. Their process of determining the specific criteria on a case by case basis has led to the use of the most effective design and construction delivery method for each individual project. I believe CVSD will act in this same manner if they are awarded Agency Certification and will continue to implement a process of analysis to determine the most effective contracting method.

October 24, 2017

Page 2



Garco Construction highly recommends the PRC approving Central Valley School District for Agency Certification. Please feel free to contact me if you have any questions regarding CVSD's experience in leading the GC/CM process.

Sincerely,

A handwritten signature in blue ink that reads "Clancy Welsh".

Clancy Welsh
Garco Construction
President



October 27, 2017

Mr. Rustin Hall, Chairman
Project Review Committee
25120 Pacific Highway South
Kent, WA 98082

RE: Central Valley School District No. 356
Certification of Public Body for GC/CM

Dear Mr. Hall and Members of the Project Review Committee:

This is written on behalf of the Central Valley School District as an overwhelming statement of support for their Application for Certification of Public Body for GC/CM.

In 2015, the Central Valley School District passed a \$122 million construction bond and undertook and completed a comprehensive building program to renovate four elementary schools and one middle school using the GC/CM delivery method. In addition, the program also including remodeling an existing building into the alternative high school/virtual learning center and constructing two new elementary schools under the traditional design-bid-build delivery method. As part of this bond program, Lydig Construction was selected for and recently completed the Greenacres & Chester Elementary School Renovations under one GC/CM contract.

Throughout the all phases of the project, we found the leadership, conduct, and management of the project to be exemplary. With the support of OAC, numerous key District personnel from the Deputy Superintendent to the School Principals fully engaged in every aspect of both the individual school projects and the GC/CM process, ensuring timely decisions and reinforcing the District's unwavering commitment to budget and schedule compliance throughout the project.

As part of the GC/CM process, Lydig employed the MC/CM and EC/CM selection process for our mechanical and electrical subcontractors. The District personnel participated not only in the decision to use this alternative selection process, but also engaged in the review and scoring of the submittals, all the while gaining valuable knowledge on the use of this important aspect of the GC/CM delivery method.

Another important consideration is the ability of the District to determine the appropriate use of GC/CM versus traditional design-bid-build delivery. As evidenced by the approach to the 2015 bond projects, clearly the Central Valley School District has the knowledge and processes in place to make the correct determination on which projects are appropriate, as we agree with the projects selected for GC/CM delivery.

Project Review Committee
October 27, 2017
Page 2

Over the past 10 years, Lydig has had the opportunity to have representatives on both the Capital Projects Advisory Review Board and Project Review Committee shaping the use of alternative delivery in the State of Washington. In my experience as a member of CPARB for 8 years and an active practitioner of GC/CM and Design-Build for the past 20 years, I can say without hesitation that the Central Valley School District does it right. They possess the expertise, knowledge, and discernment to fully comply with RCW 39.10 and successfully deliver projects under the GC/CM delivery method.

We at Lydig Construction fully support the Central Valley School District's Application and ask for your thoughtful consideration and approval. Please feel free to contact myself or Brian Singer at Lydig should you have any questions.

Sincerely,

LYDIG CONSTRUCTION, INC.



Vincent J. Campanella
Vice President of Operations

VJC/dn

cc: Jeff Jurgensen, OAC Services
Jay Rowell, CVSD



AGC Education Foundation

The Associated General Contractors of Washington

EDUCATION FOUNDATION

certifies that

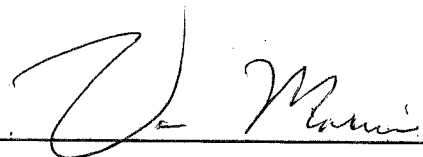
Jay Rowell

has successfully completed:

Winter 2015 General Contractor/Construction Manager Workshop

March 5—6, 2015

16 Hours of Instruction



Dan Morris, Director of Education & Training



AGC Education Foundation

The Associated General Contractors of Washington

EDUCATION FOUNDATION

certifies that

Jay Rowell

has successfully completed:

General Contractor/Construction Manager Workshop: 2017

January 19-January 20, 2017

16 Hours of Instruction



Dan Morris,

Director of Education and Training



AGC Education Foundation

The Associated General Contractors of Washington

EDUCATION FOUNDATION

certifies that

Jerrol Olson

has successfully completed:

General Contractor/Construction Manager Workshop: 2017

January 19-January 20, 2017

16 Hours of Instruction

Dan Morris,

Director of Education and Training