Chelan County Public Utility District No. 1

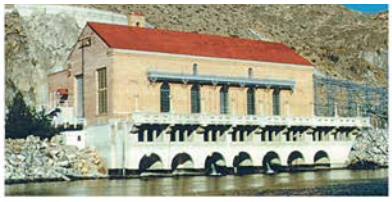
Rock Island and Rocky Reach Dam Modernizations

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

Application for GC/CM Project Delivery Approval

Submitted by

Chelan County Public Utility District No. 1
February 20, 2018


PUBLIC UTILITY DISTRICT NO. 1 of CHELAN COUNTY
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February 20, 2018

Project Review Committee
c/o State of Washington Department of Enterprise Services
Engineering & Architectural Services
P.O. Box 41476
Olympia, Washington 98504-1476
Attention: Talia Baker, Administrative Support

Dear PRC members:

Please find attached our application for approval to utilize GC/CM contracting for the Chelan Public Utility District – Rock Island and Rocky Reach Dam Modernization projects. We are submitting both projects as one application with the desire to procure one GC/CM contractor to do both projects. The sequential construction schedule combined with the same design firm for both projects, lends itself to the efficiency of procuring a single GC/CM contractor.

This project will be the first project that the Chelan County Public Utility District (CCPUD) has elected to deliver using the GC/CM delivery method. Our decision to request approval to use the GC/CM delivery method is the result of significant internal discussion and evaluation. Feedback received from other public agency clients and projects that have used this delivery method recently on projects of similar size and complexity, is encouraging.

To guide us through the process, the Chelan County PUD retained Parametrix as our GC/CM Procurement Manager and GC/CM Project Advisor. We also plan to maintain their services in a PM/CM role through construction. Parametrix has successfully proposed and implemented the GC/CM delivery process on a number of projects for other clients. In addition to Parametrix, we will be contracting with external legal counsel to support our GC/CM team. We are currently considering acquiring legal assistance from an attorney with extensive GC/CM experience. We will draw upon the experience, knowledge and mentorship of our GC/CM consultant team to guide us and help ensure the success of GC/CM delivery on this project.

We are excited about the potential to construct this project using the GC/CM delivery method. We look forward to your review of our application and the opportunity to present our project to the PRC. Should you have any questions, please feel free to contact me.

Sincerely,

Daniel Frazier
Director of Shared Services
Public Utility District No. 1 of Chelan County

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

APPLICATION FOR PROJECT APPROVAL
TO USE THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM) CONTRACTING PROCEDURE

Contents

1. Identification of Applicant 2

2. Brief Description of Proposed Project 2

3. Projected Total Cost for the Project 3

A. Project Budget 3

Note: The above project budget numbers are preliminary in nature and will be revised as project scope becomes more refined. 3

B. Funding Status 3

4. Anticipated Project Design and Construction Schedule 4

5. Why the GC/CM Contracting Procedure is Appropriate for this Project 6

6. Public Benefit 9

7. Public Body Qualifications 11

8. Owners Recent Construction History 22

9. Preliminary Concepts, Sketches, or Plans Depicting the Project 23

10. Resolution of Audit Findings on Previous Public Works Projects 24

11. Signature of Authorized Representative: 25

1. Identification of Applicant

(a)	Legal Name of Public Body: Public Utility District No. 1 of Chelan County
(b)	Address: 327 N. Wenatchee Ave, Wenatchee WA 98801
(c)	Contact Person Name: Dan Frazier Title: Director of Shared Services
(d)	Phone Number: 509-661-4250 Fax: E-mail: dan.frazier@chelanpud.org

2. Brief Description of Proposed Project

Please describe the project in no more than two short paragraphs.

The Public Utility District No. 1 of Chelan County (CCPUD) is headquartered in Wenatchee Washington, in north central Washington State. Their hydroelectric generation projects, Rock Island Dam and Rocky Reach Dam, are located on the Columbia River near Wenatchee. The CCPUD's current 50-year strategic plan identifies a need to upgrade the support and maintenance facilities at these two hydroelectric dams over the next five years. This work of this project will include redevelopment and repurposing of existing buildings and construction of new buildings at two dam sites. The buildings to be included in the work of this contract will house the crew rooms, engineering offices, fabrication, sand blast, painting warehousing, tools and machine shops required to work on and maintain the hydroelectric dams. In addition to the work under this contract, the CCPUD will begin a separate, concurrent project to modernize hydroelectric dam generators, turbines, and spill gates at the hydroelectric powerhouses. In order to minimize lost revenue from prolonged loss of hydroelectric generation, the facility improvements under this contract will require intense coordination with the separate, ongoing, large-scale hydroelectric dam operation, maintenance and rehabilitation projects. Both dams are considered "Essential Facilities" and as such must remain in operation at all times.

The first facility to receive work under this contract, Rock Island Dam, is located on the Columbia River approximately 12 miles downstream from the city of Wenatchee. (Refer to Appendix Image 2.1 & 2.2) Rock Island is operated using 19 generators with 19 turbines and 31 spillway gates. The work at Rock Island Dam will include construction of new facilities for fabrication, machine shop, sandblast and paint, engineering and operations offices and a crew building. In addition to the new building construction, the work will also include refurbishment of 12 existing buildings. The CCPUD's total project budget for this work is $39M. The construction work is scheduled to be phased and will begin in late 2018 and complete by late 2019 when a large $340M project is scheduled to begin and utilize these facilities. During the building construction and modernization work, the CCPUD operation and maintenance functions must be operational to support ongoing hydroelectric dam modernization and repair work that is critical to sustaining ongoing power generation.

The second facility to receive work under this contract, Rocky Reach Dam, is located approximately seven miles upstream from the city of Wenatchee. (Refer to Appendix Image 1.1 & 1.2) Rocky Reach is operated using 11 generators/turbines and 12 spillway gates. The work at Rocky Reach will include construction of seven new facilities and refurbishment of 19 existing buildings. The CCPUD's total project budget for this work is $41M. The construction work is scheduled to be phased and will begin in 2020 and complete by early 2023. This work must be phased and coordinated to avoid impacts to a concurrent, large, turbine repair project in the dam powerhouse and to provide ongoing use of fabrication and machine shop, warehouse and tool room. The work at Rocky Reach Dam will include construction of new facilities for a large warehouse, engineering and operations office, warehouse, and replacement facilities for

hazardous materials storage and a fuel island. In addition to the new building construction, the work will also include refurbishment of the fabrication and machine shops.

3. Projected Total Cost for the Project

A. Project Budget

Rock Island Dam

GC/CM MACC (Includes GC/CM Risk Contingency @ 3% of MACC)	$	23,324,725
GC/CM Fee, SGC's, Pre-Con Serv. & NSS Allowance (13.5% of MACC)	$	3,640,275
Subtotal (Owner's MACC)	**$**	**26,965,000**
Owners Design Contingency (6% of MACC)	$	1,617,900
Owners Project Contingency (6% of MACC)	$	1,617,900
Furnishings, Fixtures, Equip and Data/Tech Allowance (0.025% of MACC)	$	67,413
Professional Services Allowance (Architects & Engineers) (14.47% of MAC	$	3,901,836
Owner's Consultants (Survey, Geo-Tech, HazMat, Insp., etc.) (2.5% of MAC	$	674,125
Contract Administration Costs (Consultant PM/CM, etc.) (2.5% of MACC)	$	674,125
Other Related Project Costs (Permits, Fees, etc.)	$	1,670,572
Sales Tax (8.2% of MACC)	$	2,211,130
Total	**$**	**39,400,000**

Rocky Reach Dam

GC/CM MACC (Includes GC/CM Risk Contingency @ 3% of MACC)	$	24,553,025
GC/CM Fee, SGC's, Pre-Con Serv. & NSS Allowance (13.5% of MACC)	$	3,831,975
Subtotal (Owner's MACC)	**$**	**28,385,000**
Owners Design Contingency (6% of MACC)	$	1,703,100
Owners Project Contingency (6% of MACC)	$	1,703,100
Furnishings, Fixtures, Equip and Data/Tech Allowance (0.25% of MACC)	$	70,963
Professional Services Allowance (Architects & Engineers) (14.47% of MAC	$	4,107,310
Owner's Consultants (Survey, Geo-Tech, HazMat, Insp., etc.) (2.5% of MAC	$	709,625
Contract Administration Costs (Consultant PM/CM, etc.) (2.5% of MACC)	$	709,625
Other Related Project Costs (Permits, Fees, etc.)	$	1,483,708
Sales Tax (8.2% of MACC)	$	2,327,570
Total	**$**	**41,200,000**

Note: The above project budget numbers are preliminary in nature and will be revised as project scope becomes more refined.

B. Funding Status

Please describe the funding status for the whole project. Note: If funding is not available, please explain how and when funding is anticipated

Through intensive planning, analysis, community involvement and commissioner review, the Board of Commissioners approved a 5-year spending plan for the Rocky Reach and Rock Island Dam projects and budgeted the 2018 funds to begin work. Funding for all project work under this contract is included in the CCPUD's 5-year outlook.

4. Anticipated Project Design and Construction Schedule

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.

Project milestone dates for Rock Island and Rocky Reach Dam are shown in the table below. A more detailed project schedule can be found in Appendix Attachment A.

Rock Island Dam

Project Schedule	**Start**	**Finish**
Design (Multi-phased)	September 2017	December 2019
Site & Building Permitting (Multi-phased)	June 2018	December 2019
Subcontract Bidding (Multi-phased)	July 2018	December 2019
Construction (Multi-phased)	September 2018	December 2020
Substantial Completion (Final Phase)	October 2020	October 2020
Punchlist/Final Completion/Closeout (Final Phase)	November 2020	December 2020
Owner Move-in (Final Phase)	November 2020	December 2020
Building Warranty Period (Final Phase)	October 2020	October 2021
GC/CM Schedule		
PRC Application	2/20/18	2/20/18
PRC Presentation	3/22/18	3/22/18
First publication of RFP for GC/CM Services	3/26/18	3/26/18
Second publication of RFP for GC/CM Services	4/2/18	4/2/18
Project Information Meeting (Date subject to change.)	4/5/18	4/5/18
RFP Submittal Deadline	4/12/18	4/12/18
Review & Score Submittals Received	4/16/18	4/16/18
Notify Submitters of Most Highly Qualified Submitters & Invite to Interview	4/19/18	4/19/18
Interviews with Short-Listed Firms	4/26/18	4/26/18
Notify Submitters of Most Highly Qualified Firms & Invited to Submit RFFP	4/27/18	4/27/18
RFFP Submittal Deadline & Opening	5/11/18	5/11/18
Notify Submitters of Most Qualified GC/CM	5/14/18	5/14/18
Pre-Con Work Plan Due	5/24/18	5/24/18
Board of Commissioners Approval of GC/CM Selection	6/5/18	6/5/18
GC/CM Agreement w/ Pre-Con Services Executed	6/11/18	6/11/18
Pre-Con Services	6/11/18	December 2019

MACC Estimate/Negotiation (90% CD's) (Multiple) (Final Phase)	October 2019	November 2019
Board of Commissioners Approval of MACC/GMP (Multiple) (Final Phase)	November 2019	November 2019
GMP Amendment Executed (Multiple) (Final Phase)	November 2019	November 2019

Rocky Reach Dam

Project Schedule	**Start**	**Finish**
Design (Multi-phased)	October 2018	September 2021
Site & Building Permitting (Multi-phased)	December 2019	August 2021
Subcontract Bidding (Multi-phased)	March 2019	August 2021
Construction (Multi-phased)	April 2020	September 2023
Substantial Completion (Final Phase)	July 2021	July 2021
Punchlist/Final Completion/Closeout (Final Phase)	July 2021	September 2021
Owner Move-in (Final Phase)	July 2021	August 2021
New Building Warranty Period	July 2021	July 2022
GC/CM Schedule		
PRC Application	2/20/18	2/20/18
PRC Presentation	3/22/18	3/22/18
First publication of RFP for GC/CM Services	3/26/18	3/26/18
Second publication of RFP for GC/CM Services	4/2/18	4/2/18
Project Information Meeting (Date subject to change.)	4/5/18	4/5/18
RFP Submittal Deadline	4/12/18	4/12/18
Open & Score Submittals Received	4/16/18	4/16/18
Notify Submitters of Most Highly Qualified Submitters & Invite to Interview	4/19/18	4/19/18
Interviews with Short-Listed Firms	4/26/18	4/26/18
Notify Submitters of Most Highly Qualified Firms & Invited to Submit RFFP	4/27/18	4/27/18
RFFP Submittal Deadline & Opening	5/11/18	5/11/18
Notify Submitters of Most Qualified GC/CM	5/14/18	5/14/18
Pre-Con Work Plan Due	5/24/18	5/24/18
School Board Approval of GC/CM Selection	6/5/18	6/5/18
GC/CM Agreement w/ Pre-Con Services Executed	6/11/18	6/11/18
Pre-Con Services	October 2018	September2021
MACC Estimate/Negotiation (90% CD's) (Multiple) (Final Phase)	July 2021	July 2021

Board of Commissioners Approval of MACC/GMP (Multiple) (Final Phase)	August 2021	August 2021
GMP Amendment Executed (Multiple) (Final Phase)	August 2021	August 2021

If your project is already beyond completion of 30% drawings or schematic design, please list compelling reasons for using the GC/CM contracting procedure

Not Applicable. The Rock Island dam project begins first and is followed with some overlap by the Rocky Reach dam project. Rock Island is currently just beginning the Schematic Design Phase. Rocky Reach will not begin Schematic design until the fall of 2018. The above referenced procurement schedule above will bring the GC/CM contractor on board just before the end of the Rock Island Schematic Design Phase and months in advance of the start of the Rocky Reach Schematic design phase.

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?

The Rocky Reach and Rock Island Dam projects are best described as:

- Essential Facilities – Must maintain operation at all times while under construction
- Occupied Sites – Must maintain personnel on site at all times during construction

The GC/CM contracting method is appropriate for the project for the following reasons:

Occupied Site, Complex Scheduling & Critical Phasing – Construction scheduling phasing will have to consider that the project is on an occupied power generation site with ongoing maintenance and operations functions as well as large simultaneous contract work that are critical to maintaining facility operation. The dams are Essential Facilities, providing a large portion of the power to the power grid serving Northeastern Washington. As such, it is mission critical that scheduling and phasing of the work be such that power generation and operations at both sites are maintained and functional 24/7/365.

Site Constraints – Most of the construction work under this contract will take place in the "yard" space that is located on shore adjacent to the dam. (Refer to Appendix attachments B and C.) The surrounding yard will need to be maintained as accessible for the CCPUD maintenance and operations crews so that they can continue to operate and service the dam. To complicate issues, at some point during construction on this contract, there will be a contract issued that will result in a simultaneous contract for heavy, intense work on the dam generators, turbines and spillway gates that will require the two contractors to collocate to the yard and share access to some of the buildings that will be part of this contract. When this happens, some areas of the site will become extremely constrained and cooperation and collaboration will be of the utmost importance.

Safety, Security and Logistics– The limited yard space and collocation of contractors into one yard space will create a higher level of regard for safety and logistics during construction. Being an Essential Facility the dams will also be subject to a higher than normal level of security and protocol than many typical construction projects. Contractors, their subs and suppliers of all tiers and their related labor forces will undoubtedly experience inconvenience and elevated levels of security and protocol related to working on a dam site.

Critical Phasing – Each of these projects has multiple new and renovated buildings that will need to be phased and coordinated to allow flawless continuation of dam operations while at the same time allowing access to surrounding facilities by CCPUD employees and employees of separate simultaneous

contractors. It is anticipated that the construction work will move through the entire yard as part of a difficult, multi-phased project. The project will benefit with the involvement of a GC/CM to help develop phasing plans and implement temporary barriers and controls that maintain site access for all users during construction. (Refer to Appendix attachments B and C.)

Inflation/Escalation – In the current economy and a construction market with volatile cost escalation, time is not our "friend". The anticipated multi-phased, multi-year construction period compounds the impact. The assistance of the GC/CM contractor will be instrumental to deciding how to phase the construction work to minimize impacts on the budget due to the duration of construction.

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.

The Rock Island facilities will have minimal operational impacts with exception of construction activities on the lower Chelan area adjacent to the dam, where congestion will have an effect on access to the dam entrance for personnel, and daily cross dam trips during morning/evening rush hour when employees begin & end their day.

The anticipated Rocky Reach Central Maintenance (CM) facility impacts on occupants include substantial worker efficiency reductions due to the demolition and rebuild of the CM-17 main maintenance building, and its interim relocation of primary dam support functions to existing buildings. These existing interim facilities are not equipped to support long-term operations during peak demand of personnel, equipment, or larger pieces of the dam needing repair and expect the duration to be approximately one year until the new facility 'A' is open for operations. Safety awareness, intensive coordination, and greater efficiency among the GC/CM and CCPUD will create significant value over traditional procurement techniques. The project cost is expected to be lower and the impact of lower worker efficiency will be minimized with expedited work.

Due to the 24/7 nature of dam operations, the CCPUD assumes a substantial reduction in productivity and increased safety measures for personnel due to equipment inefficiencies, reduced operational space for all functions, and operational/delivery/pedestrian traffic between all of the smaller facilities, normally conducted in one building.

Rocky Reach CM's hub of operations is the central maintenance building (CM17) that houses most functions that support not just the dam, but all Chelan County operations including the Rock Island dam. CM17 will be demolished to the steel skeleton and rebuilt with some of the original functions including shops, storage, diver's shop, and future offices in the existing mezzanine, and adding a much needed elevator. All existing functions will be relocated in the interim.

The first phase constructs 'D-building' and 'F-building', the office building and crew facilities respectively, so the CM17 crew facilities, and crew support offices will be relocated permanently to these new buildings. The final phase will host the CM17 demo then construction activities after all functions have been relocated to interim facilities.

INTERIM FUNCTIONS RELOCATION PLAN:

- Heavy fabrication shops moves to existing vehicle storage structure CM13 (assumes potential large project laydown area is exterior).
- Machine shop move to existing smaller vehicle storage structure CM11.

- CNC operations & CM7 warehouse items moves to newly constructed (phase 1) storage building 'C' in the south yard.
- Tool room moves to existing CM7 warehouse building (formerly vehicle storage).
- Painting moves to newly constructed Paint & Blast building in south yard.
- Tool repair & Electrical shop moves to existing CM8 wiremen storage building, after existing storage systems optimization.
- Wood shop moves to existing storage building C1 (adjacent to dam entrance).
- Crew facilities moves to the phase 1 constructed 'F-Building'.
- Crew support offices moves to the phase 1 constructed 'D-Building'.
- Miscellaneous Storage (i.e. gaskets, etc.) moves to existing warehouse building C6 (mezzanine).
- Diver's shop remains in CM13 structure during phase 3, then moves to new space in existing warehouse CM6 post move of warehouse into new 'A-Building'.
- Existing crew functions relocate to new shared crew facilities 'F-Building'.

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

The GC/CM will have significant input during the design process to ensure that systems and facilities, circulation and safety considerations are all integrated into the design and bid documents and that the project will remain on budget and can be completed in a timely manner. Based on the experience of Parametrix at other projects, input from the GC/CM Contractor during design regarding planned critical phasing and bid packages and sequencing of Work has proven invaluable in achieving Owner's goals for the design and construction: staying on budget, minimizing the impact to the ongoing operations, and maintaining a safe environment for staff and the contractor's forces.

The GC/CM Contractor will provide expertise to the CCPUD and the design team, helping to determine the best approach for construction phasing/sequencing that will allow construction to be accomplished as efficiently and effectively as possible. The GC/CM will also provide value in advising on constructability, feasibility, value analysis, and other design phase deliverables. The GC/CM Contractor plays a vital role during pre-construction to assist in preparing the 100% CDs, possible early bid packages and/or early procurement and most importantly to assume the cost and schedule risk of delivering the project.

GC/CM Contractor involvement during the design phase is critical. Effectively planning and executing projects relies on a clearly developed and effectively executed plan to communicate to all project participants the specific scope, boundaries, constraints, and contingency plans for each discreet phase of the project. Leading the development of the phased work plan will be a crucial role of the GC/CM Contractor during the pre-construction phase. This plan will detail the precise steps needed by each sub-trade to effectively and safely complete the work.

If the project requires specialized work on a building that has historical significance:

Why is the building Historic? – Not applicable to this project.

What is the specialized work that must be done? – No specialized work on a building with historic significance is anticipated. The specialized work that is anticipated is described in the aforementioned paragraphs.

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:

Over the past five years, the $20 M to $30 M construction cost bid market has seen unprecedented cost increases – with building costs budgeted in 2013 at $300/sf and contracted in 2017 at $450/sf. The building boom west of the Cascades continues to draw contractors from all over Washington State thus minimizing the number of quality contractors that remain east of the Cascades. The two dam projects are currently being designed by the same design team, TCF Architecture. By combining the two dam projects under one GC/CM contractor, the CCPUD will:

- Increase project size, thus creating an incentive for a large sustained workload by potential contractors. Thus increasing competition for the work and lowering costs.
- Create an economy of scale for potential contractors. Potentially lowering District costs.
- Standardize the PUD's facilities creating improved maintenance and operation standards for long term value.
- Provide adaptive scheduling and phasing around critical improved maintenance and operation standards for long term value.

Additionally:

Manage Costs in an Inflating Market – With the GC/CM Contractor involved in evaluating the design documents and participating during the design process, it's anticipated that unforeseen impacts due to inflation/escalation and product or labor shortfalls will be greatly reduced, leading to reduced costs and to a reduced potential for detrimental schedule and cost impacts during construction.

Having a GC/CM Contractor on board during design will help to focus design phase work to more effectively explore solutions that are viable, buildable, cost effective and efficient, thus enabling the CCPUD to keep better and more prudent control of construction phase changes in cost or time.

Allocation of Risk – Our experience is that construction delay claims are expensive and take a tremendous amount of staff time and resources to resolve.

- A design-bid-build contractor may not be as willing to maintain a schedule that it did not participate in developing and may have nothing to lose if the schedule slides due to scope changes.
- The GC/CM delivery process offers an "open book" cost accounting of the work.
- Through their involvement in pre-construction, the GC/CM Contractor will understand the work long before it bids; will participate in setting schedule and packaging the scope to fit the marketplace and realistically set expectations before work is bought, lowering the risk of non-responsible sub-bidding.
- The GC/CM Contractor participates in and "owns" pre-construction cost estimating.
- The GC/CM Contractor participates actively in value-engineering and constructability reviews early in the design process, resulting in cost-effective and value-based solutions which the Design Team welcomes.
- Because the basic arrangement between Owner and GC/CM is relationship-based, the chance of costly litigation diminishes greatly.

- Phasing of bid buy-out and flexibility to adjust bid packages as the work is bought out allows for cost management by the Owner and GC/CM team.

How the use of the traditional method of awarding contracts in a lump sum (the "design-bid-build method") is not practical for meeting desired quality standards or delivery schedules.

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

Real Time, Market Based Cost Estimates – The GC/CM Contractor can utilize real time, current market pricing to validate scope and budgeting during the design process. The GC/CM delivery process assists in making the project more fiscally responsible and viable to the public by having the Contractor participate in constructability reviews, value analysis, design-team/contractor coordination and the use of design phase overlap to accelerate project completion, thus lowering construction costs and stretching the buying power of the CCPUD.

Better Coordination of Materials and Equipment Purchases – Providing better coordination with materials and equipment purchases including MEP coordination, vendor coordination, timing, rough-in, delivery, off-loading, and storage will benefit the public. Communicating the need for this level of coordination on a design-bid-build method is complex and very difficult to enforce with potentially uncooperative contractors who haven't developed a vested interest in the project.

More Responsive and Responsible Bids – Because of the complexity of this project, the CCPUD team believes that, without GC/CM, there could be higher risk associated to achieving timely, cost-effective completion of the work by subcontractors that may otherwise not be responsible, responsive sub-bidders. On non-GC/CM projects, constructability, errors & omissions and scheduling issues are often not raised by the Contractor or sub-contractors until after bidding has been completed and many of those issues become change orders during construction. Changes made during construction are more costly than changes made prior to bidding. Utilization of the GCCM delivery method can minimize the risk of these types of changes cropping up during construction.

Better Ability to Accommodate Ongoing Activities at Site – The fiscal benefit of GC/CM Contractor involvement is to play a critical role in preparing a feasible and safe construction plan at an occupied, operational facility adjacent to a functioning essential facility. The GC/CM delivery method also allows for advanced and early work that is coordinated and overseen by a single prime contractor under one contract, reducing the risks associated with multiple prime contractors with multiple contracts on a single site.

Complex Scheduling – The project construction schedule prepared by a GC/CM Contractor, rather than the Design Team, provides a more detailed, market and condition driven, accurate CPM schedule of how the project will actually be built. This schedule will better indicate when and where major construction impacts will occur, facilitating better design phase discussions on how to reduce or eliminate these impacts during the design phase rather than finding them and addressing them during construction. This early detection will also assist CCPUD staff in the preparation and timely notification of facility staff, visitors, and the community of upcoming construction, operational relocations, and other potential disruptions or impacts that might otherwise be surprise, unforeseen issues.

Ongoing Value Analysis and Constructability Review – The GC/CM method of delivery facilitates more of an on-going Value Analysis and Constructability Review Process during design. This "ongoing" approach during design results in a more economical design and a better bid package with fewer change orders, and less risk of lost time or delay to the project completion.

7. Public Body Qualifications Description of Organization's Qualifications to Use the GC/CM Contracting Procedure:

Chelan County Public Utility District No.1 has not had previous experience utilizing the GC/CM delivery method. That said, the CCPUD's Engineering and Project Management Department, who oversees and directs Capital Projects work, is committed to becoming educated in the GC/CM delivery method and is looking forward to the benefits of a collaborative delivery process on this challenging project. The CCPUD's Project Manager will enroll in the next AGC GC/CM Training Seminar.

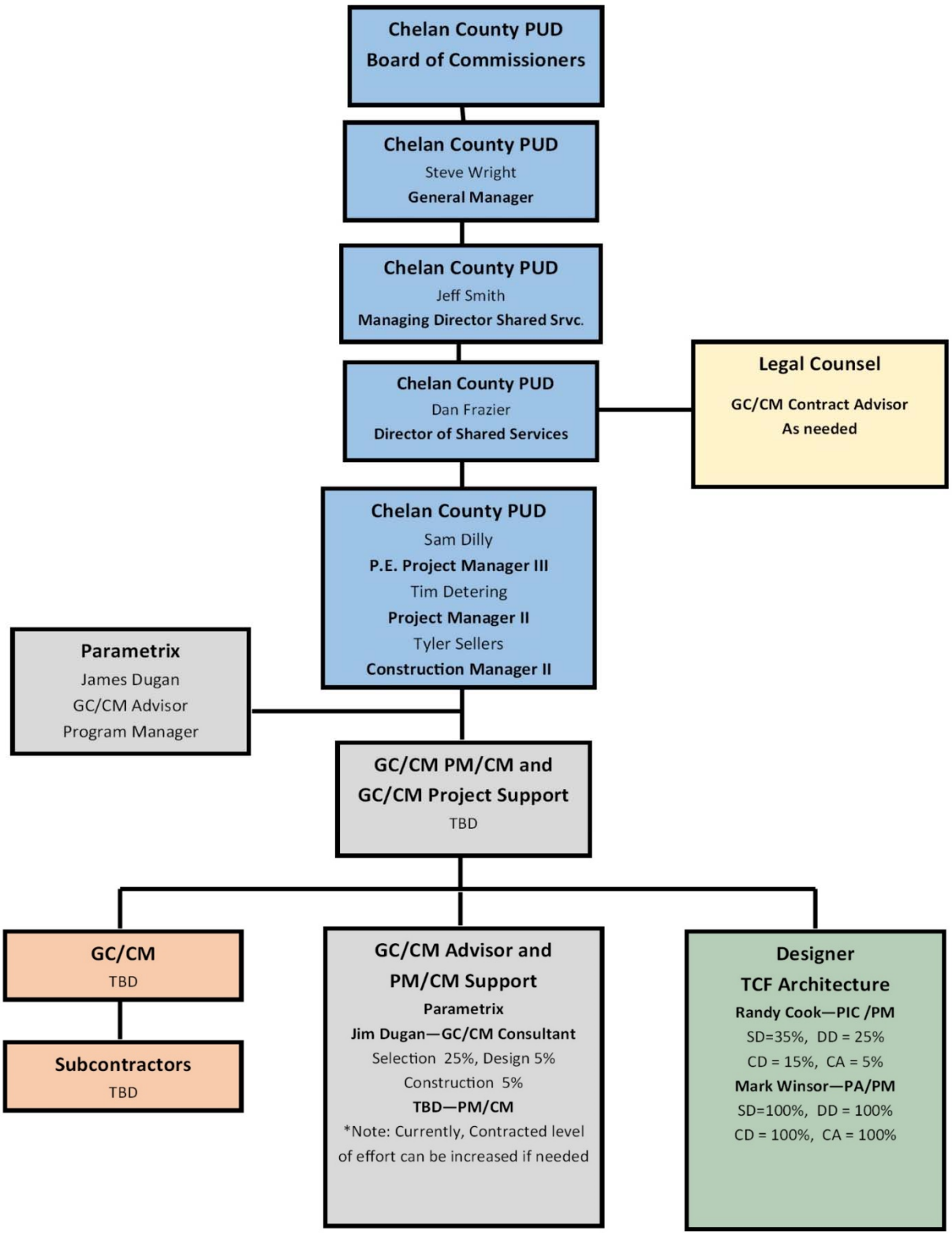
To initiate the GC/CM ground work and to bolster their chance for a successful project, the CCPUD has contracted the services of Parametrix to provide GC/CM Procurement, GC/CM Advisor and PM/CM roles throughout the duration of project. Parametrix has had extensive experience in the GC/CM procurement and delivery process. As a strong advocate for the GC/CM delivery method, Parametrix sees this as an opportunity to mentor and expose yet another public entity to the benefits of GC/CM.

As well as having acquired the services of Parametrix, the CCPUD also utilizes internal and external legal counsel to supplement their contract management. The CCPUD's Legal Department is experienced creating teams to develop and manage complex legal contracts for all types of procurement methods. Members of the Parametrix team involved on this project have been involved in implementation of the GC/CM procurement/delivery method on not less than twenty-five major projects totaling nearly $1.3B in total project costs. The table below identifies those projects.

Project	Project Value	Delivery Method	Time Involved
Rocky Reach and Rock Island Dams, Chelan County PUD	$70,000,000	GC/CM	2018-present
Grant Elementary School, Tacoma Public Schools	$34,900,000	GC/CM	2017-present
Birney Elementary School, Tacoma Public Schools	$39,150,000	GC/CM	2017-present
Mann Middle School, Clover Park School District	$68,000,000	GC/CM	2017-present
Terminal Park Elementary School, Auburn School District	$43,800,000	GC/CM	2017-present
Chinook Elementary School, Auburn School District	$45,260,000	GC/CM	2017-present
Pioneer Elementary School, Auburn School District	$43,800,000	GC/CM	2017-present
Dick Scobee Elementary School, Auburn School District	$42,340,000	GC/CM	2017-present
McLoughlin Middle School, Vancouver Public Schools	$74,310,000	GC/CM	2017-present
Marshall Elementary School, Vancouver Public Schools	$31,150,000	GC/CM	2017-present
Lieser School, Vancouver Public Schools	$12,970,000	GC/CM	2017-present
Olympic Middle School, Auburn School District	$65,700,000	GC/CM	2016-2017
Lake Stevens High School, Lake Stevens School District	$87,000,000	GC/CM	2016-present
Mount Vernon High School – Old Main Building Modernization, Mount Vernon School District	$29,500,000	GC/CM	2017-present
Blakely Elementary School, Bainbridge Island School District	$38,900,000	GC/CM	2016-2017
Madison Elementary School Replacement, Mount Vernon School District	$40,500,000	GC/CM	2016-present
East Division Elementary School, Mount Vernon School District	$39,800,000	GC/CM	2016-present
Central Kitsap High School and Middle School Replacement, Central Kitsap School District	$177,941,000	GC/CM	2016-2017
Olympic High School, Central Kitsap School District	$38,500,000	GC/CM	2016-2017
Browns Point Elementary School, Tacoma Public Schools	$31,000,000	GC/CM	2016-present
Eastside Community Center, Metro Parks Tacoma	$32,000,000	GC/CM	2016-present
Stewart Middle School, Tacoma Public Schools	$66,000,000	GC/CM	2013-2016
McCarver Elementary School, Tacoma Public Schools	$39,000,000	GC/CM	2013-2016
Stadium High School, Tacoma Public Schools	$107,967,000	GC/CM	2004 to 2007
Greater Tacoma Convention and Trade Center	$58,200,000	GC/CM	2002 to 2004

Project organizational chart, showing all existing or planned staff and consultant roles:

Chelan County Public Utilities District No.1



Staff and consultant short biographies (not complete résumés):

Dan Frazier, Director of Shared Services (Public Utility District No. 1 of Chelan County)

Dan Frazier has 26 years of public works/public utility experience and has been with Chelan PUD for 2 years after spending 8 years at the City of Wenatchee as the Director of Public Works and 3 years as the Maintenance Manager. During that time, he managed the development and construction of the City's Public Services Center and oversaw the renovation of the City's Wastewater Treatment Plant as well as other major capital improvement projects throughout the City. Dan also managed the City's first three Energy Services Performance Contracts (ESPC) utilizing both the direct RFP process and the DES ESCO process.

Dan was previously the Public Works Director for the City of Quincy, Washington for 4 years. During his tenure he managed the Design-Build-Operate-Maintain (DBOM) contract for the City's industrial and domestic wastewater treatment facilities. Prior to his position at Quincy, Dan worked for the Grant County Public Works Department and the Douglas County Transportation and Land Services Department in positions ranging from Survey Party Chief to Construction Engineer. His primary area of experience prior to moving into administration of public works operations was in the design and construction of transportation and utility infrastructure.

Project	Project Value	Delivery Method	Role	Timeframe
City of Wenatchee (COW) Wastewater Treatment Plant Upgrades	$13.5M	D/B/B	Program Manager/PM	2010-2013
COW Public Services Center	$16M	D/B/B	Program Manager/PM	2010-2013
Wenatchee Valley Regional Educator Waste Decant Facility	$500K	D/B/B	Program Manager/PM	2014
COW Squilchuck Lift Station	$775K	D/B/B	Program Manager/PM	2013
Regional Water Electrical Upgrades	$1.5K	D/B/B	Program Manager/PM	2015

Sam Dilly, P.E. Project Manager III (Public Utility District No. 1 of Chelan County)

Sam has 24-years' experience as a Civil Engineer and has performed project management at the CCPUD for 12-years. Sam leads diverse teams to plan, design and build civil projects from roads and bridges, drinking water reservoirs and pipelines, wastewater treatment, fish hatcheries, boat launches, switchyard transformers to buildings. Sam has managed projects from initiation and planning to design, construction and close-out. Sam has experience managing large programs of projects that span 5-10 years and require phasing of multi-million dollars spending annually.

Sam initiated the CCPUD's Strategic Facility Planning project in 2014 and completed a condition assessment of over 100 buildings during the first year. The following two years Sam led the team to complete a 50-year Strategic Facility Plan and gain budget approval to spend $76 million. Sam will continue to manage the project work through pre-design, design, construction, and project closeout.

Project	Project Value	Delivery Method	Role	Timeframe
Rocky Reach Switchyard Transformer Sitework	$275K	D/B/B	Project Manager	2014-2015
Transformer Oil Spill Prevention	$500K	D/B/B	Project Manager	2015
Eastbank Hatchery Well Pump VFD	$150K	D/B/B	Project Manager	2013
Chelan Hatchery Raceway Resurfacing	$380K	D/B/B	Project Manager	2013
Lincoln Rock Park Sewage Lift Station	$195K	D/B/B	Project Manager	2013
Kirby Billingsly Boat Launch	$183K	D/B/B	Project Manager	2014

Tim Detering, Project Manager II (Public Utility District No. 1 of Chelan County)

Tim Detering has 36 years of construction experience to include 9 years of residential construction and 10 years of commercial and industrial construction in the private sector where he served as a site superintendent. Tim has been with Chelan County PUD for the last 17 years where he has served as a construction manager and project manager overseeing construction projects for its various business units. These include fish incubation and rearing facilities, water reservoirs and waterlines, fiber optic system installation, data center projects, physical security additions, and most recently hydro generation modernization at both Rocky Reach and Rock Island dams on the Columbia River.

Tim Detering is an accomplished project manager with skills in scheduling using MS Project and Primavera software systems, all MS Office software programs, and the CCPUD's CMMS software system. He has completed all the training necessary to take the PMP exam. He has a degree in Management and Leadership and has taken several additional training courses related to project and personnel management.

Project	Project Value	Delivery Method	Role	Timeframe
Rock Island Storage Building	$6.25M	D/B/B	Project Manager	2017-Present
Rock Island Dam Powerhouse 1 unit B6 Modernization	$30.7M	D/B/B	Project Manager	2013-2017
Rock Island Dam Powerhouse 2 overhaul of generating units	$1.6M	D/B/B	Project Manager	2013-2017
Rock Island Dam fish ladder improvements	$5.6M	D/B/B	Project Manager	2015-2017
Chelan Hatchery raceway improvements	$1.2M	D/B/B	Project Manager	2012-2014
Daroga Park Domestic Water System Improvements	$500K	D/B/B	Project Manager	2012
Cell Tower Fiber Optic Cable Installations	$512K	D/B/B	Project Manager	2011-2014
Chiwawa Rearing Pond Building Improvements	$900K	D/B/B	Project Manager	2013-2015

Tyler Sellers Construction Manager II (Public Utility District No. 1 of Chelan County)

Tyler Sellers has worked in construction for 18 years. He started at Washington State University getting his Construction Management Degree and working for commercial and heavy civil contractors during school. After schooling, he spent 8 years continuing to work for contractor holding positions of Project Engineer, Quality Control Manager, Estimator, Contract Administrator, and Project Manager on various commercial and heavy civil projects. Projects included, schools, laboratory facilities, healthcare/hospitals, bridges, and water pump stations. The last 4 years have been with Chelan County PUD as a Construction Manager overseeing construction projects for its various business units. These include fish way and rearing facilities, water reservoirs and waterlines, facility capital projects, parks infrastructure, and distribution substation work.

Tyler Sellers is an accomplished Construction Manager with skills in scheduling using MS Project and Primavera software systems, all MS Office software programs, and the CCPUD's CMMS software system. He has a degree in Construction Management and has a certificate as a LEED Green Associate. He has also taken several additional training courses related to project and personnel management.

Project	Project Value	Delivery Method	Role	Timeframe
Rock Island Storage Building	$6.25M	D/B/B	Construction Mgr. II	2017-Present
Rock Island Waterline	$2.5M	D/B/B	Construction Mgr. II	2017-Present
Walla Walla Point Park Equipment Storage Building	$300K	D/B/B	Construction Mgr. II	2016-2017
Rocky Reach Visitor Center Parking Lot Replacement	$260K	D/B/B	Construction Mgr. II	2015-2016
Old Mill Parking Lot Replacement	$225K	D/B/B	Construction Mgr. II	2015-2016
Chiwawa Rearing Pond Building Improvements	$900K	D/B/B	Construction Mgr. II	2014-2015
Providence Medical Misc. Expansion & Remodel Projects	$2k - $600k	D/B/B	Construction Mgr. II	2012-2014
Portmann Gateway Bridge Replacement	$3B	P/P/P	Construction Mgr. II	2012

Jim Dugan – GC/CM Advisor/Program Manager

Jim has 40 years of experience managing the planning, design, engineering, and construction of industrial, commercial, and institutional projects in both public and private markets. With formal training in civil engineering and project management, he provides his clients with project management and leadership skills needed to plan, hire, and manage design and construction consultants and contractors consistent with program requirements, budget restrictions, and schedule requirements, as well as work collaboratively with all agencies having jurisdiction.

Jim is skilled at alternate project delivery long-range strategic planning and scheduling, budget forecasting and compliance to the plan, public speaking/ presentations and collaboration with stakeholders, and conflict resolution and claims mitigation. In 2016, Jim was appointed to a 3-year term on the Project Review Committee (PRC) where he, along with colleagues from the construction industry and public agencies, volunteer their time to review applications, hear presentations and make recommendations on public entities wishing to utilize alternative construction delivery methods of GC/CM and Design/Build on publicly funded projects.

Jim is highly experienced in alternative project delivery utilizing both GC/CM and Design/Build. He was the project director for the Tacoma Public School's McCarver Elementary School and Stewart Middle School GC/CM projects that completed construction and opened this Fall/Winter. He is also currently the GC/CM

Program Manager for Tacoma Public School's Browns Point Elementary School which has a scheduled completion date in the Fall of 2018. Jim is also providing GC/CM Advisory Services for the Central Kitsap School District for their Olympic High School Addition/Renovation project and their Central Kitsap High School & Middle School Replacement project which will complete construction in the Fall of 2018. Finally, he's the GC/CM advisor and PM for the Eastside Community Center GC/CM project with Metro Parks Tacoma, which will be completing in the Fall of 2017.

Project	Project Value	Delivery Method	Tasks Performed	Time Involved
MVHS Old Main Building Historic Renovation, Mount Vernon School District	$29.5M	GC/CM	Project Director, GC/CM Advisor	2016-present
Blakely Elementary School Replacement, Bainbridge Island School District	$38.9M	GC/CM	Project Director, GC/CM Advisor	2016-2017
Madison Elementary Replacement, Mount Vernon School District.	$40.5M	GC/CM	Project Director, GC/CM Advisor	2016-present
New East Division Elementary, Mount Vernon School District.	$39.8M	GC/CM	Project Director, GC/CM Advisor	2016-present
Central Kitsap High School & Middle School Replacement, Central Kitsap School District	$177.94M	GC/CM	Project Director, Project Manager	2016-2017
Olympic High School Addition & Modernization, Central Kitsap School District	$38.5M	GC/CM	Project Director, GC/CM Coordination	2016-2017
Browns Point Elementary School, Tacoma Public Schools	$31M	GC/CM	Project Director, GC/CM Coordination	2016-present
Eastside Community Center, Metro Parks Tacoma	$32M	GC/CM	Project Director, GC/CM Coordination	2016-present
Stewart Middle School, Tacoma Public Schools	$66M	GC/CM	Project Director, GC/CM Coordination, PM/CM	2013-2017
McCarver Elementary School, Tacoma Public Schools	$39M	GC/CM	Project Director, GC/CM Coordination, PM/CM	2013-2017
Stadium High School, Tacoma Public Schools	$107.96M	GC/CM	GC/CM Coordination, CM (Full Time On-site During Construction)	2004 to 2007
Greater Tacoma Convention and Trade Center	$58.2M	GC/CM	Project Manager (Full Time On-site During Construction)	2002 to 2004

Dan Cody – GC/CM Procurement & PM/CM (Parametrix)

Dan is a Senior Construction Manager/Project Manager with Parametrix. A licensed architect, he has over 32 years of experience in the design and construction industry. He has extensive experience in the K-12 educational market, providing design and construction services on projects for numerous school districts in western Washington.

A staunch supporter of alternative project delivery (APD), Dan is well versed in the guidelines of RCW 39.10 and the requirements related to APD. He has successfully spearheaded and managed the Project Review Committee (PRC) application/approval process and the APD procurement process on numerous projects utilizing both GCCM and Design/Build delivery methods. In addition to his role in APD procurement, Dan also provides project management and construction management services for our clients in the APD and Design/Bid/Build markets.

Dan successfully completed the AGC GC/CM training seminar in January 2016. Since that time he has been

closely involved in the GC/CM procurement process of more than eighteen K-12 projects, totaling nearly $980M in total project cost, that will/are being delivered using the GC/CM delivery method. Dan has quickly become a proponent of the GC/CM delivery method and believes that it will soon become the preferred delivery method used by school districts and public agencies for projects that pose interesting challenges and opportunities.

Project	Project Value	Delivery Method	Role	Timeframe
Grant Elementary School, Tacoma Public Schools	$34.9M	GC/CM	GC/CM Procurement	2017-present
Birney Elementary School, Tacoma Public Schools	$39.15M	GC/CM	GC/CM Procurement	2017-present
Mann Middle School, Clover Park School District	$68M	GC/CM	GC/CM Procurement, PM/CM Support	2017-present
Terminal Park Elementary School, Auburn School District	$43.8M	GC/CM	GC/CM Procurement	2017-present
Chinook Elementary School, Auburn School District	$45.26M	GC/CM	GC/CM Procurement,	2017-present
Pioneer Elementary School, Auburn School District	$43.8M	GC/CM	GC/CM Procurement,	2017-present
Dick Scobee Elementary School, Auburn School District	$42.34M	GC/CM	GC/CM Procurement	2017-present
McLoughlin Middle School, Vancouver Public Schools	$74.31M	GC/CM	GC/CM Procurement, PM/CM	2017-present
Marshall Elementary School, Vancouver Public Schools	$31.15M	GC/CM	GC/CM Procurement, PM/CM	2017-present
Lieser School, Vancouver Public Schools	$12.97M	GC/CM	GC/CM Procurement, PM/CM	2017-present

Chelan County PUD – External GC/CM Legal Counsel

Chelan County PUD will be acquiring external legal counsel from an attorney with extensive GC/CM experience, and will draw upon the experience, knowledge and mentorship of the selected external GC/CM legal counsel for both dam projects.

Chelan County PUD understands the importance of retaining highly qualified GC/CM legal counsel to assist in aspects of GC/CM contract drafting, negotiating and providing legal counsel regarding compliance with RCW Chapter 39.10 for GC/CM projects. The District will seek advice from the GC/CM legal counsel and GC/CM consultant team to help guide and ensure the success of the GC/CM delivery on this project.

Randy Cook, AIA, Principal-in-Charge/Project Manager (TCF Architects)

TCF Principal, has been assisting public agencies plan, design, and implement administrative, maintenance, and operations facilities since the early 1990's, including Chelan County PUD's current Maintenance & Operations facility in Wenatchee, WA. Randy brought those early years of experience to the firm he created, (which has since grown into TCF Architecture), establishing what is now one of the leading practices in the Pacific Northwest for this facility type. The unique facilities that TCF has produced for public works and utilities agencies, including the three largest new campus facilities of their kind anywhere in the Puget Sound region, are the result of Randy's and the firm's commitment to continual learning in this project type over nearly three decades, setting new standards for functionality, efficiency, durability, organizational culture, and civic pride.

Project	Project Value	Delivery Method	Role	Timeframe
Wenatchee Valley Tech School, Wenatchee School District	$5.3M	D/B/B	PIC	2012-2014
ORLA, Olympia School District	$22.2M	GC/CM	PIC	2012-2014
Washington Elementary, Wenatchee School District	$24.6M	GC/CM	PIC	2014-2016
Timber Ridge Elementary School , Snoqualmie Valley School District	$21.4M	D/B/B	PIC	2013-2016
Lake Wilderness Elementary School, Lake Wilderness School District	$29.7M	GC/CM	PIC	2015-2017
Peter G Schmidt Elementary School, Tumwater School District	$18.9M	D/B/B	PIC	2014-2016
Ocosta, Ocosta School District	$11.6M	D/B/B	PIC	2013-2015
Littlerock Elementary School, Tumwater School District	$ 15.3M	D/B/B	PIC	2015-2017
Lopez Island School, Lopez Island School District	$7.2M	D/B/B	PIC	2015-2017
Central Maintenance Facility (CMF), Pierce County Public Works & Utilities	$23M	D/B/B	PIC	2003-2008
John's Prairie Operation Center, Mason County PUD No.3	$26M	D/B/B	PIC	2009-2011
Sewer & Traffic Operations Facility (STOP), Pierce County Public Works & Utilities	$34M	D/B/B	PIC	2012-2016
Maintenance & Operations Facility, City of Sammamish	$4.1M	D/B/B	PIC	2003-2011

Mark Winsor AAIA, Project Manager/ Designer/Project Manager Support (TCF Architects)

Mark Winsor has been intimately involved in very large projects during his 30 years including stadia, Seattle waterfront projects, K-12 schools, water quality infrastructure campuses, transportation systems in both the USA & Canada, and recently as urban/transit designer of a D/B project including freeway widening/ bus rapid transit stations /urban design of four freeway crossings.

Project	Project Value	Delivery Method	Role	Timeframe
Littlerock Elementary School, Tumwater School District	$ 15. 3M	D/B/B	PM	2015-2017
Washington State Dept. of Transportation/ Granite-PCL partnership	$360M	D/B	PM	2011-2015
The Toronto Transit Commission (TTC)	$2.1M	P/P/P	PM	2013-2021
Canadian government, Toronto, Ontario	$1. 3M	P/P/P	PM	2002-2005

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.

Specific GC/CM experience for each proposed staff members and consultants is described in each of the Staff and Consultant Biographies above.

The qualifications of the existing or planned project manager and consultants:

Qualifications of the project manager and consultants are described in the Staff and Consultant Biographies above.

If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve:

Parametrix was selected to provide GC/CM Procurement Services, GC/CM Advisor Services and GC/CM Project Management/Construction Management Services for both dam projects, Rock Island and Rocky Reach. Funds for these services are available and budgeted in the 5-year spending plan.

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

Construction experience for each proposed staff member and consultant is described in the Staff and Consultant Biographies above.

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

This project will be managed through Chelan County PUD's Engineering and Project Management Department in coordination with Permitting, Procurement, and Legal department support. The CCPUD performs over 300 projects annually and has built business processes to manage capital projects of this size and scope.

CCPUD's overall organizational format will be overseen by the Director of Shared Services who is responsible for facility assets within the utility. From Pre-Construction through Construction, the Director will ensure project support by necessary CCPUD departments. CCPUD's GC/CM Consultant, Parametrix, will fill the PM/CM role on behalf of CCPUD from Pre-Construction through Construction. During construction the Director will have signature authority for changes in the project scope through the use of Change Order Proposals. The COPs will be packaged into Change Orders on a regular basis. These Change Orders will require approval by CCPUD's management with various levels of financial authority.

CCPUD's Project Manager will represent the District through Pre-Construction/Design and during Construction. He will manage the contractual obligations of the Design Team and GC/CM and will oversee/manage the work of CCPUD staff. He will meet on a regular basis with the PM/CM to debrief on current project status and issues. He will update the Director and Executive Manager on a regular basis. The Board of Commissioners meetings where pay applications are approved will provide the opportunity to communicate at higher levels as needed.

CCPUD's staff will be supplemented by consultants, Parametrix Inc., who specialize and excel in Project Management/Construction Management and GC/CM processes and procedures. Parametrix will

provide GC/CM Advisory and PM/CM support roles from GC/CM procurement, pre-construction and construction. Parametrix will report directly to the Director of Shared Services and will work directly with the CCPUD staff, Design Team and GC/CM to nurture a successful project, mentor CCPUD staff and provide advice, consultation and support as necessary. Parametrix will not manage/direct any of the parties and has no signature authority on this project without the CCPUD's authorization.

We believe that the roles and controls explained above will support the ability for timely, direct decisions to be made by the CCPUD and will ensure the ability to manage and quickly address emerging issues in an expedient manner whether during the Pre-Construction/Design or Construction phase of the project.

Adherence to the established scope, phasing of the work, and budget will be paramount in the management and control of the project. Construction cost estimates by the Architect and the GC/CM Contractor are reconciled at the end of each design phase. Value analysis and Constructability review will be ongoing and are an established agenda item in the regularly scheduled coordination meetings. Market prices will be constantly monitored for impacts to the current estimates or the established Total Contract Cost. Once the MACC is negotiated, the GC/CM, the PM/CM, and the Architect will constantly evaluate the construction documents to determine if there are any changes that impact the agreed to MACC. If deviations arise, changes will be made to bring the project back into alignment with the budget and the established MACC.

As part of the Pre-Construction Services, the GC/CM will develop, with CCPUD and the Design Team's input, a schedule for early procurement, early bid/work packages and phased construction, as applicable. They will also develop a subcontracting bid plan and schedule for bidding. The Architect's design deliverables will be integrated with the GC/CM bidding and construction plan. Early and frequent meetings with the permit agencies, fire department, and other code officials prior to permit intakes will help ensure that permit comment requirements that may affect the MACC will be mitigated.

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

Our procurement process will build upon our previous experience with GC/CM project delivery, and will including the following:

- Marketing of the project to experienced potential GC/CM candidates.
- Soliciting and ranking responses to RFP.
- Interviewing shortlisted GC/CM candidates.
- Soliciting pricing proposals (RFFP) from the highest ranked firms.
- Recommending award to the highest ranked firm.

We anticipate being able to advertise the GC/CM Request for Proposals by late March 2018. We intend to review submittals, develop a shortlist, conduct interviews of short-listed firms, receive bids from selected firms and negotiate a Pre-construction Services agreement by late May 2018. We will then take the GC/CM Contract, including Pre-construction Services, with the successful firm to our Board for approval at the June 5, 2018 Commissioner's Board Meeting. This will allow the GC/CM team to join the project team during Schematic Design and/or early Design Development on some of the earlier phased work and participate in the SD and DD Cost Estimating and Value Engineering exercises.

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

The CCPUD's GC/CM attorney, will have a developed standardized General Conditions, a GC/CM Contract and Guaranteed Maximum Price Amendment documents, based on the AIA-A103 and AIA-A201 documents. Parametrix has developed standardized GC/CM RFP, RFFP and selection documents that will be used in conjunction with the GC/CM legal counsel contract information on this project. Our intent is to complete a draft of the RFFP with draft Contract Documents for this project and include them for review/reference by the submitters in the GC/CM procurement process sometime following release of the RFP and prior to the Interviews. The documents will likely include drafts/samples of the General Conditions, GC/CM Contract, general requirements, preconstruction services scope of work, and cost allocation matrix including cost items, definitions, and how they will be paid.

Prior to issuing the final draft of the RFFP, we will be updating these documents to reflect the input of submitters and current industry best practices. As part of this review, we will evaluate model documents such as those developed by the University Washington, solicit input from our outside legal counsel and revise to incorporate any recent RCW updates. Final construction contract documents will be modeled upon contract documents that have successfully been used with other Washington school districts on GC/CM projects.

8. Owners Recent 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:

CCPUD has had extensive construction activity related to its dams and related facilities. A select list of recent construction activity is summarized below.

Project Name	Contract Method	Plan Const. Start	Plan Const. Finish	Act. Const. Finish	Original Const. Budget	Actual Cost of Const.	Reasons for Budget or Schedule Overruns
Rock Island B1-B4 Generating Unit Modernization	D/B/B	Dec. 2014	Feb 2020	2017	$41.8 M	$46.3 M	Increase Project value
Lake Wenatchee Wastewater Treatment Facility Improvements	Bid	Aug. 2016	July 2017	2017	$722K	$763K	Increase Project Value
Headquarters Building Re-roof	Bid	Oct. 2016	July 2017	2017	$268K	$270K	Increase Project Value
Rocky Reach Dam Powerhouse Bridge Cranes Refurbishment	Bid	May 2016	Feb 2018	Current	$4.4 M	$5.4 M	Increase Project Value

Rocky Reach Dam Intake Gantry Crane Refurbishment	Bid	Oct 2015	Dec 2017	2017	$4.5M	$4.7M	Increase Project Value
Lincoln Rock State Park Cabin Loop and Group Camp	Bid	Feb 2015	Jan 2016	2016	$2.5 M	$2.5 M	
Entiat Park Revitalization	Bid	July 2013	May 2016	2016	$6.1 M	$6.2 M	Increase Project Value

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:

- 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

The Rocky Reach project is currently in pre-design. The Rock Island project is transitioning from the programming and pre-design phase into schematic design.

At this point, there aren't any conceptual floor plans or sections developed for the project. However, something may be available by the time we present to the Project Review Committee on March 22, 2018.

See Attachment A for an existing site aerial photograph, conceptual site plan and site diagrams that were produced during the project capital planning process.

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.

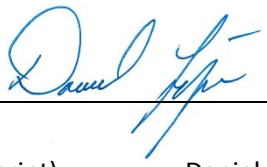
Response: Chelan County PUD District No. 1 has not had any audit findings.

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) Daniel Frazier

Title: Director of Shared Services

Public Utility District No. 1 of Chelan County

Date: February 20, 2018

Image 1.1 – Chelan PUD Rocky Reach Dam Vicinity Aerial

Image 1.2 – Chelan PUD Rocky Reach Dam Site Aerial

Image 2.1 – Chelan PUD Rock Island Dam Vicinity Aerial

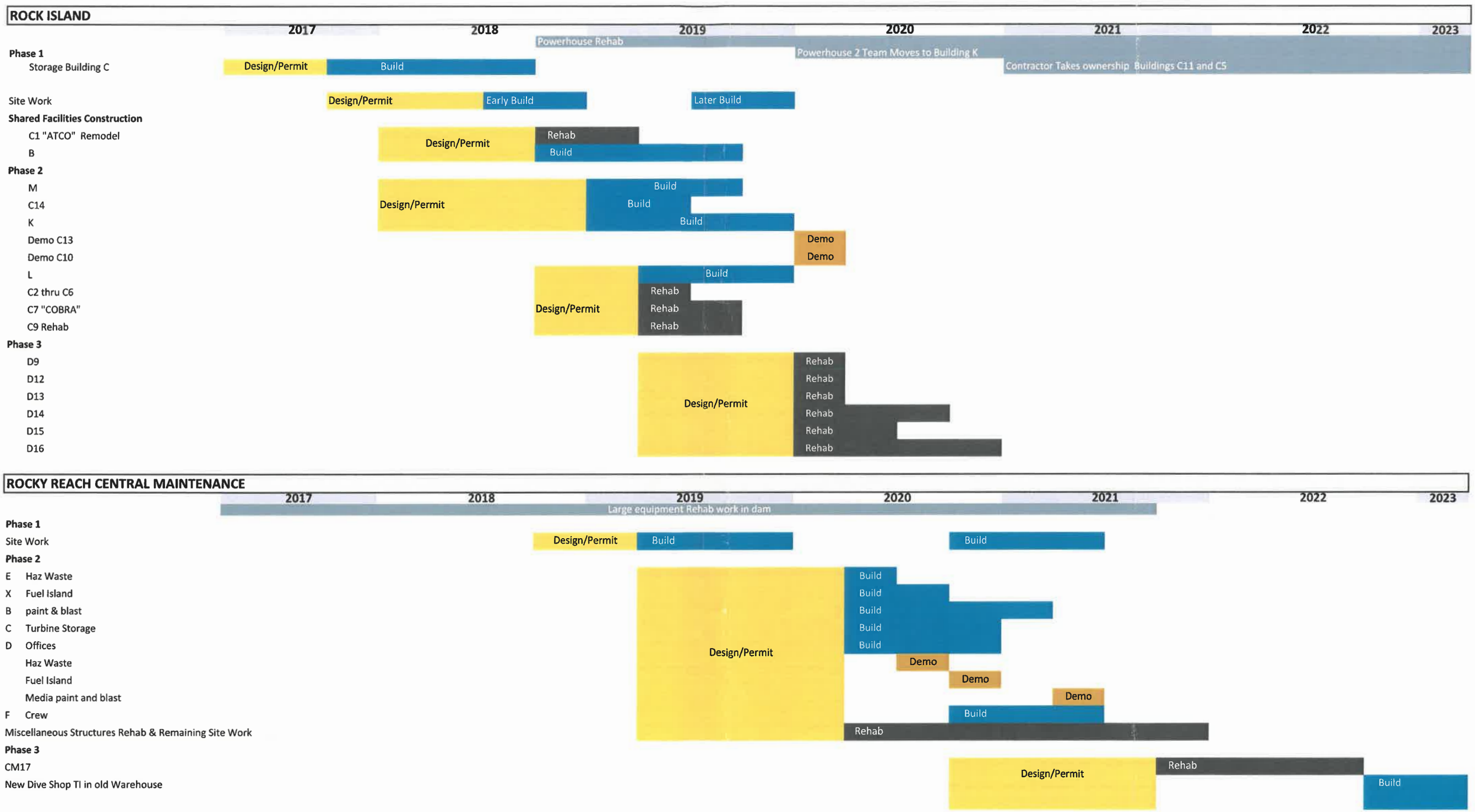
Image 2.2 – Chelan PUD Rock Island Dam Site Aerial

Attachment A – Project Schedule

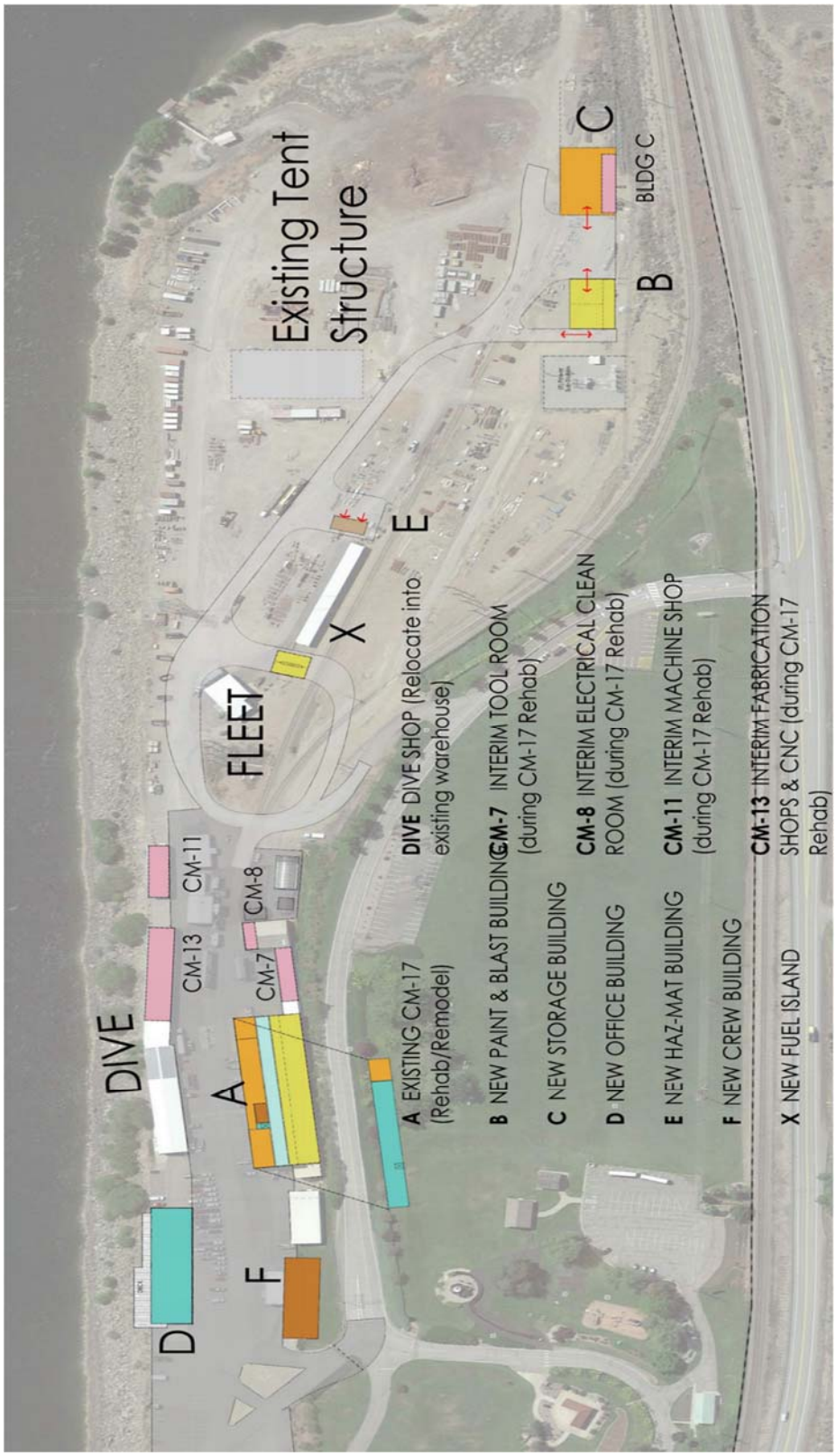
CCPUD No.1
Strategic Facilities Plan

PRELIMINARY CONSTRUCTION PHASING PLAN

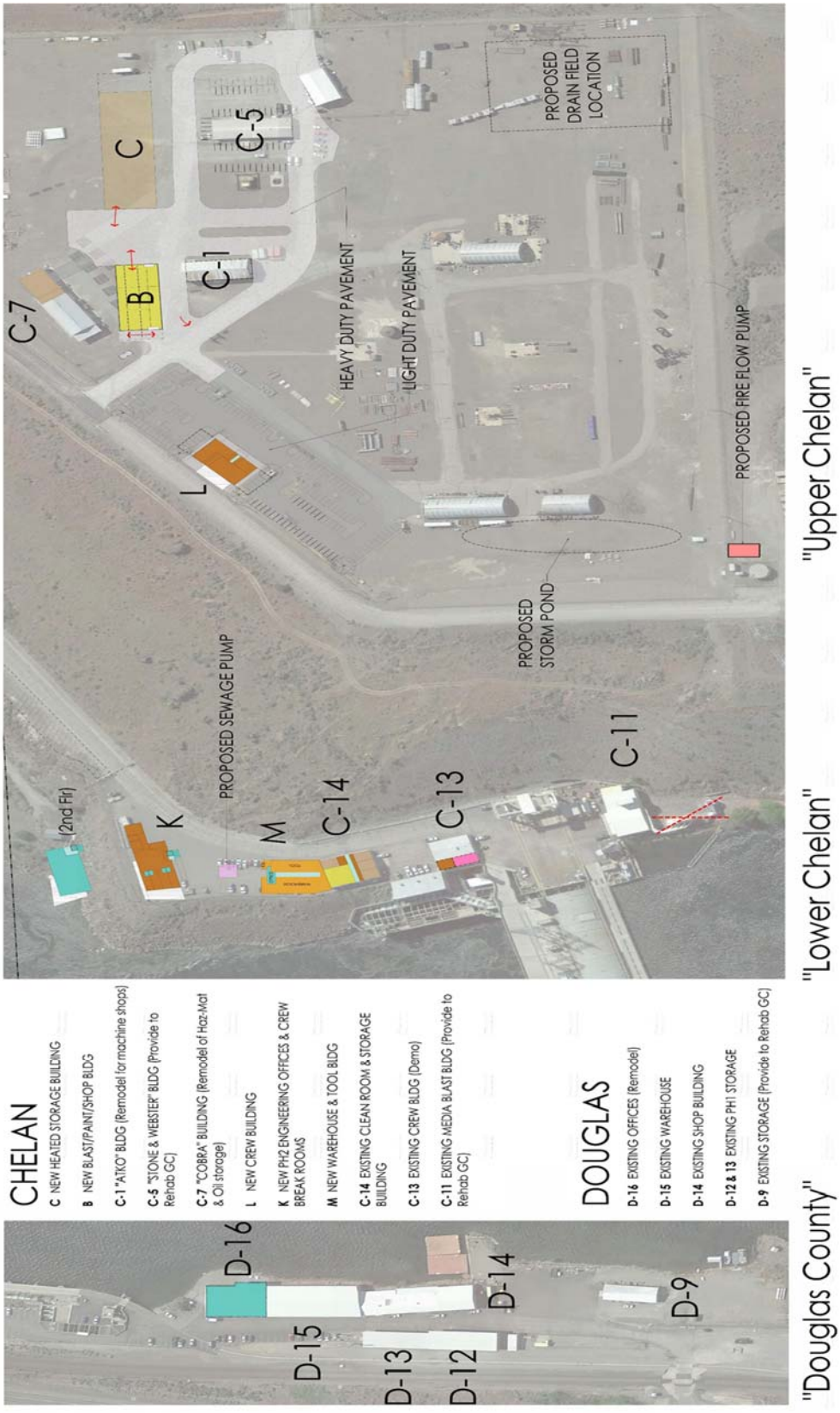
TCF Architecture
.December 2017



Attachment B – Chelan County PUD – Rocky Reach Dam - Conceptual Site Phasing Diagrams



Attachment C – Chelan County PUD – Rock Island Dam - Conceptual Site Phasing Diagrams



Rocky Reach Central Maintenance (CM-17)

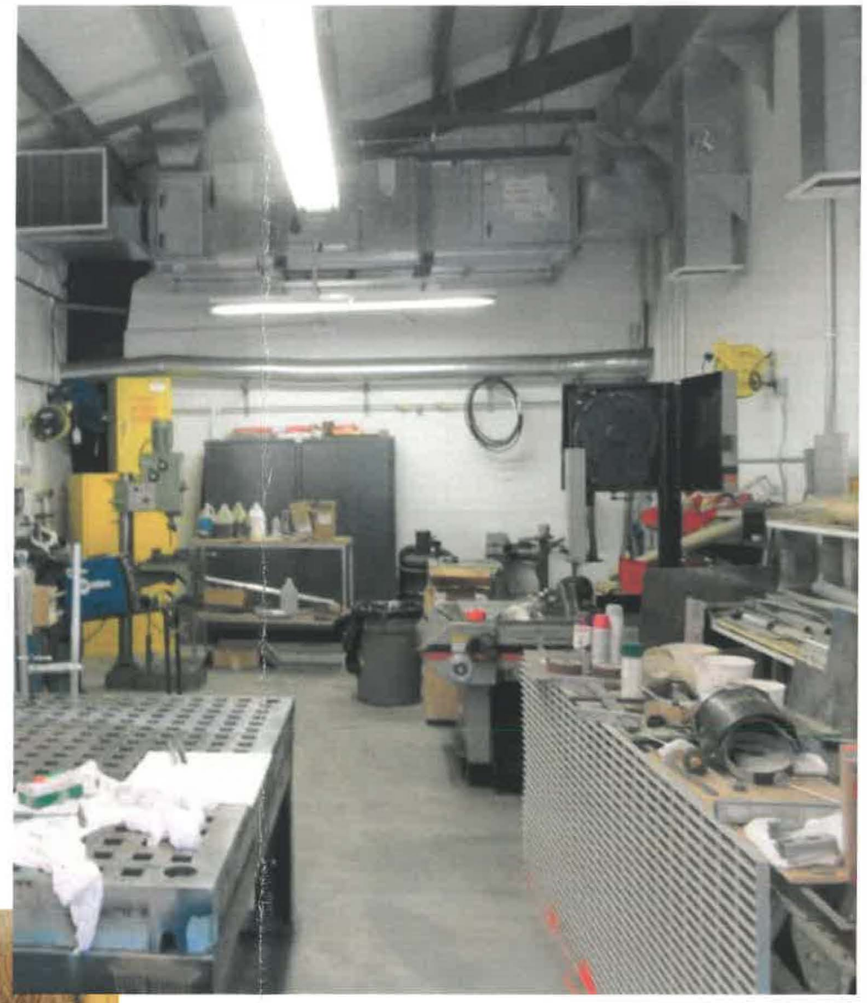
Existing 33,000s.f. Maintenance Building including shops, crew facilities, crew offices, and some warehouse operations.

All personnel and operations to be relocated to interim existing facilities and new while this facility is demolished to its structural skeleton, upgraded to meet code, then rebuilt to include entire warehouse and tool program, and both heavy and light shops. Electrical shops will be relocated to another rehab building and the Dive shop will relocate here.

Rocky Reach Central Maintenance

Dive Shop Headquarters

Existing use to be relocated to large CM-17 facility. Currently on asphalt floors in make-shift space of existing vehicle storage building CM-13.



Rock Island (C-14)

Existing 5,200s.f. Maintenance Building including electrical shops, wood shop, make-shift wireman crew locker room, break area, and a few crew offices.

This facility is to receive a new building envelope and updated railings, converting all spaces with exception of the electrical shop, to project foremen tool and parts storage for the four groups at Rock Island; CM wiremen & mechanics, and the RI wiremen & mechanics. These spaces will be divided by existing mezzanine decks, and controlled chain link walls. Electrical shop to remain active during construction activities.