



# **Yelm Middle School & Southworth Elementary School Replacement Projects**

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

**Application for Project Approval  
General Contractor/Construction Manager (GCCM)**

**Submitted by  
Yelm Community Schools  
February 20, 2019**



February 20, 2019

Project Review Committee  
State of Washington Department of Enterprise Services  
Engineering and Architectural Services  
PO Box 41476  
Olympia, WA 98504-1476

Dear PRC Members,

Please find attached, the application for approval to utilize the GCCM contracting method for the Yelm Community Schools construction of Yelm Middle School and Southworth Elementary School.

This is YCS's first capital project to use this delivery method. Our decision to use the GCCM delivery method is one that has not been taken lightly. We have done widespread research and discussed the utilization of the GCCM delivery method with Architects, Engineers, Contractors, Consultants and other School Districts who have used the GCCM delivery method. Due to the nature of our program's critical phasing & scheduling, market uncertainty and potential adverse impacts on staff, students and our community we strongly believe that the GCCM delivery method will be the most responsible and beneficial way to deliver our schools on time and on budget.

Yelm Community Schools selected KWA Consulting Group as our GCCM Advisor and Program Manager. We will utilize their expertise during all phases of GCCM procurement and project/construction management. Kasey Wyatt has successfully led the GCCM delivery method on numerous K12 projects and our confidence in her ability to manage our program is unwavering. Additional team members include BCRA, as our design team and Perkins Coie as our legal counsel; both firms hold extensive GCCM experience.

We look forward to your review of our application and our opportunity to present our project to the Project Review Committee.

Sincerely,

A handwritten signature in dark ink that reads "Brian Wharton". The signature is written in a cursive style.

Brian Wharton  
Superintendent  
Yelm Community Schools

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)*  
*Alternative Contracting Procedure*

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-7 and 9 should not exceed 20 pages (*font size 11 or larger*). Provide no more than six sketches, diagrams or drawings under Question 8.

**Identification of Applicant**

- a) Legal name of Public Body (your organization): **Yelm Community Schools**
- b) Address: **107 1<sup>st</sup> Street North, PO Box 476, Yelm, WA 98597**
- c) Contact Person Name: **Brian Wharton** Title: **Superintendent**
- d) Phone Number: **360-458-1900** E-mail: **brian\_wharton@ycs.wednet.edu**

**1. Brief Description of Proposed Project**

- a) Name of Project: **Yelm Middle School & Southworth Elementary School Replacement Projects**

- b) County of Project Location: **Thurston**

Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)

The new Yelm Middle School (YMS) will replace the existing middle school on its current site. The original YMS was opened in 1966. The original building was 45,525 SF and underwent a remodel and addition in 1984 which added roughly 27,000 SF. Today the main building at the middle school that serves close to 700 students is grossly undersized at 72,242 SF with multiple portables to accommodate students. Additionally, the systems at the existing building are at the end of their usefulness, security concerns and the lack of 21<sup>st</sup> century technology will all be addressed with the new building. The new YMS will be 100,000 SF serving grades 6-8 and will accommodate a student enrollment of 725. The site is approximately 18 acres and will have athletic fields. At substantial completion of the new YMS, the existing middle school building will be retrofitted into an elementary school and will serve as an interim school for the new Southworth Elementary School.

The new Southworth Elementary (SWES) will replace the existing elementary school on its current site. The original SWES was opened in 1972. The original building was 34,410 SF. Today the elementary school that serves over 500 students is grossly undersized with 16 portables to accommodate students. Additionally, the systems at the existing building are at the end of their usefulness, security concerns and the lack of 21<sup>st</sup> century technology will all be addressed with the new building. The new SWES will be 65,000 SF serving grades K-5 and will accommodate a student enrollment of 550. The site is approximately 13.5 acres and will have playfields and play areas.

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

**A. Yelm Middle School Project Budget**

Costs for Professional Services (A/E, Legal etc.)	<b>\$6,312,600</b>
Estimated project construction costs (including construction contingencies):	<b>\$49,515,000</b>
Equipment and furnishing costs	<b>\$1,250,000</b>
Off-site costs	<b>\$1,200,000</b>
Contract administration costs (owner, cm etc.)	<b>\$1,300,000</b>
Contingencies (design & owner)	<b>\$2,300,000</b>
Other related project costs (permits, utilities fees, testing, etc)	<b>\$2,120,500</b>
Sales Tax	<b>\$4,412,205</b>
<b>Total</b>	<b>\$68,410,305</b>

**A. Southworth Elementary Project Budget**

Costs for Professional Services (A/E, Legal etc.)	\$4,119,960
Estimated project construction costs (including construction contingencies):	\$31,252,000
Equipment and furnishing costs	\$1,250,000
Off-site costs	\$500,000
Contract administration costs (owner, cm etc.)	\$870,000
Contingencies (design & owner)	\$1,440,000
Other related project costs (briefly describe)	\$1,490,500
Sales Tax	\$2,762,424
<b>Total</b>	<b>\$43,684,884</b>

**B. Funding Status**

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

The projects are funded through the Yelm Community School's 2019 Capital Bond, Approved by voters February 12, 2019 and eligible funds from OSPI's School Construction Assistance Program (SCAP).

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

Please provide:

The anticipated project design and construction schedule, including:

- a) Procurement;
  - b) Hiring consultants if not already hired; and
  - c) Employing staff or hiring consultants to manage the project if not already employed or hired.
- (See Example on Design & Construction Schedule)

Yelm Middle School Project Schedule	Start	Finish
Programming (Educational Specs.)	3/1/19	6/3/19
Schematic Design	4/1/19	8/22/19
Design Development	8/22/19	12/17/19
Construction Documents	12/17/19	4/20/20
Permitting	2/3/20	4/24/20
Subcontract Bidding	3/1/20	5/1/20
Construction	5/20/20	8/16/21
Substantial Completion		7/26/21
Punchlist/Closeout	7/26/21	10/31/21
Final Completion		11/1/21
Owner Move-In	6/15/21	8/16/21
Warranty	7/26/21	7/26/22

Southworth Elementary Project Schedule	Start	Finish
Programming (Educational Specs.)	3/1/19	6/3/19
Schematic Design	2/3/20	5/28/20
Design Development	5/28/20	9/22/20
Construction Documents	9/22/20	1/25/21
Permitting	11/20/20	2/11/21
Subcontract Bidding	3/1/21	5/1/21
Construction	6/15/21	8/16/22
Substantial Completion		7/26/22
Punchlist/Closeout	7/26/22	10/31/22
Final Completion		11/1/22
Owner Move-In	6/15/22	8/16/22
Warranty	7/26/22	7/26/23

GCCM Procurement & Precon Schedule	Start	Finish
PRC Application	2/20/19	2/20/19
PRC Presentation	3/28/19	3/28/19
1st Advertisement for GCCM RFP	4/1/19	4/1/19
2nd Advertisement for GCCM RFP	4/8/19	4/8/19
Presubmittal Meeting & Site Visits	4/9/19	4/9/19
RFP Submittal Deadline	4/18/19	4/18/19
Review and Score GCCM SOQ's	4/19/19	4/25/19
Notify Shortlisted GCCM Firms	4/26/19	4/26/19
GCCM Interviews	5/8/19	5/9/19
Notify Finalists and Issue RFFP	5/10/19	5/10/19
RFFP Submittal and Opening	5/16/19	5/16/19
Notify Submitters of GCCM Selection	5/16/19	5/16/19
Precon Work Plan Due	5/23/19	5/23/19
School Board Approval of Intent to Award	6/6/19	6/6/19
Precon Services Contract Executed	6/7/19	6/7/19
Precon Services (YMS)	6/7/19	4/20/20
Precon Services (SWES)	6/7/19	1/2/21

GMP Negotiations (YMS) (mini-MACC's for Mech., Elec., Struct., etc planned) This is final GMP	5/1/20	6/11/20
GMP Negotiations (SWES) (mini-MACC's for Mech., Elec., Struct., etc planned) This is final GMP	5/1/21	6/11/21
School Board Approval of Final GMP Contract (YMS) pending D9 Approval	7/23/20	7/23/20
Final GMP Amendment Executed (YMS) pending D9 Approval	7/24/20	7/24/20
School Board Approval of Final GMP Contract (SWES) pending D9 Approval	7/24/21	7/24/21
Final GMP Amendment Executed (SWES) pending D9 Approval	7/25/21	7/25/21

#### 4. Why the GC/CM Contracting Procedure is Appropriate for this Project

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

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?

The GCCM delivery method is appropriate for the new Yelm Middle School and new Southworth Elementary School Replacement Program for the following reasons:

##### Complex Scheduling and Phasing:

- The new Yelm Middle School and Southworth Elementary is a multi-phase program. Phase 1 is the construction of the new Yelm Middle School. Phase 2 is the occupancy of the new Yelm Middle School and renovation to the existing middle school to accommodate Southworth Elementary School and moving of SWES to the interim elementary school. The renovation of the interim school will include adjusting teaching walls, bathroom fixtures, gymnasium, play-areas, bus loops, student drop off location, etc to accommodate elementary school aged students. Phase 1 and 2 will be programmed and designed concurrently for YMS and SWES. It is critical that a GCCM partner is included in the planning and programming of these phases as the renovations at the interim SWES will be done over the summer of 2021 and will require early procurement of materials to meet the construction schedule as well as tight coordination with the AHJ's for occupancy. Phase 3 will be the construction of the new Southworth Elementary School and Phase 4 will be moving students and staff to the new Southworth Elementary School, demolishing the interim school and completing site improvements at the new Yelm Middle School site.
- It is critical that the new Yelm Middle School is completed and ready for occupancy by June 2021 so that the interim site for Southworth Elementary (old YMS) is ready for occupancy by August 2021. Failure to complete the YMS construction schedule will delay the construction of SWES, which will result in cost prohibitive escalation and extended overhead. GCCM involvement during design will assist the Owner and Design Team in establishing a realistic construction schedule that will meet the phasing needs of the program and will allow the projects the opportunity for early procurement of materials and equipment needed to meet the demands of the interim school renovation and overall program needs.

##### Site Constraints:

- Construction of the new Yelm Middle School will take place on an occupied site, adjacent to the existing middle school. GCCM involvement is critical in ensuring that there are minimal impacts to teaching and learning and that appropriate separation/ safety measures are adhered to.
- The occupied site for Yelm Middle School sits along the main highway and is surrounded by residential streets, GCCM coordination for general public safety will be critical during both design and construction as the surrounding streets do not have adequate pedestrian pathways. The streets will undergo street improvements that must be completed while the streets remain in operation. GCCM logistics plans and communications with constituents will ensure that there are minimal impacts to our neighbors, students, bus drivers, staff and supporters.

- SWES has complex site constraints as a large septic drain field takes up half of the site. The site is also adjacent to wetlands that will constrict the buildable areas. In addition, the site does not have the option of public utilities for sewer, gas and water, a large water tank feeds the school water needs adding to the constraints on site. It is critical that a GCCM partner is involved with the planning and design to ensure that staging, laydown and setbacks from the wetlands are adequate to meet the needs of the GCCM during construction of the new building.

#### Safety:

- The proximity of the construction at YMS site to the public and the existing occupied school creates the need for a well thought out and continuously maintained safety and logistics plans. The GCCM partner will ensure that safety measures for all construction events are planned, executed and communicated to the adjacent operating school, businesses and residential neighbors.

- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?

*Note: Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response you may refer to the drawings or sketches that you provide under Question 8.*

**Occupied Site:** The existing Yelm Middle School will remain operating during the construction of the new school on the same site. Considerations for minimizing impacts to teaching and learning include the development of temporary outdoor education/athletic spaces, minimizing noise disruption, dust and fumes, coordinating utilities shut downs, road improvements, deliveries and general public safety are all key to the project success and imperative of a GCCM partner.

Once the new Yelm Middle School is occupied, the old building will undergo renovations to accommodate the Southworth Elementary School students and staff. Southworth Elementary will occupy the interim site for the start of school, Fall 2021. Site work will continue once the new Yelm Middle School and Southworth Interim School are operational, the same considerations with minimizing impacts to teaching and learning and public safety will continue through the 2021 – 2022 school year.

In the Summer of 2022 Southworth Elementary school will return to their previous site and new building. The interim school will be abated and demolished. The final site improvements at the new Yelm Middle School site will continue through the Fall of 2022.

- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?  
The GCCM partner is critical in meeting the needs of the program during design. The highly qualified GCCM will provide input on scheduling and phasing that will be integrated into the design to address safety concerns and site constraints at both sites, reducing the risk to the Owner and program. Site investigations performed by the GCCM will inform the Design Team of challenges with the renovation work at the interim school so that unforeseen conditions will be minimized. The GCCM will provide guidance and suggest solutions to site constraints by providing the logistics, staging, laydown, construction activities, safety and communication plans and wetland setback compliance needs.

The GCCM partner will provide the Design Team and Owner with cost predictability in a volatile construction market. The GCCM will provide ongoing options for building systems as well as constructability and value analysis issues and solutions so that the design continues to adhere to the current market and the Owner's schedule and budget for the program. Also, critical to the program is the GCCM's ability to identify and procure long lead materials needed to meet the demands of the renovation work to the interim school.

Overall, GCCM involvement to the design has been proven to be critical to the success of expedited and complex projects such as this program. Safety is the Owner's first priority, followed by the program being on time and on budget. To meet these goals the GCCM is a critical partner to ensure that impacts to teaching and learning are at a minimum, safety protocols are maintained, cost predictability is provided, subcontractor procurement aligns with the scope of work and realistic schedules are adhered to.

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

The complexity of the program is in the logistics, phasing, staging and scheduling of each portion of the projects to ensure that the schools remain operational and critical deadlines are met. The program is reliant on the new Yelm Middle School being completed in the allowed time frame so that the interim school work and occupancy is not delayed. Equally important is the timed completion of the new Southworth Elementary School meeting the delivery schedule so that the demolition and site work at the middle school site is not impacted or delayed.

Maintaining adequate and safe access for fire/life safety, arrival and dismissal of students and staff, materials deliveries, etc that do not conflict with the homes, businesses and public are of the utmost importance and are complex due to the tight proximity of said homes and businesses to the site. The GCCM is a collaborative partner that is needed early in the design phase to ensure that plans are developed and integrated into the design to address these complexities.

- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done? **Not applicable**
- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project? **Not applicable**

## 5. Public Benefit

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

- How this contracting method provides a substantial fiscal benefit; or
- A highly qualified GCCM is closer to the actual costs for subcontractors and suppliers, which increases the accuracy of preconstruction estimates.
- The GCCM will provide continuous cost opinions and evaluation of the construction market which will inform the Design Team and Owner of anticipated inflation and impacts such as labor and product availability. This will assist in having clearer cost predictability and reduce the risk of unforeseen cost impacts.
- The GCCM is a partner and member of the team and works as an advocate to the Owner to make sure that the cost and schedule expectations are met or exceeded.
- The GCCM will provide continuous recommendations for the most valuable and cost-effective solutions to building methodology, constructability issues, materials selections and phasing, which will provide the Owner with more accurate cost and time control.
- The GCCM owns the delivery schedule reducing the risk of delay claims.
- The GCCM method allows for transparency with cost accounting, subcontracting and general conditions. This elevates the trust amongst the team and reduces the risk of improper or inappropriate spending.
- How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.
- Design-Bid-Build contractors do not develop the estimates or schedules and may not participate in mitigation to project delays or cost over runs due to scope changes
- Logistics, scheduling and constructability issues are not realized by a contractor until after bidding when utilizing the Design-Bid-Build methodology. Less complex projects carry less risk



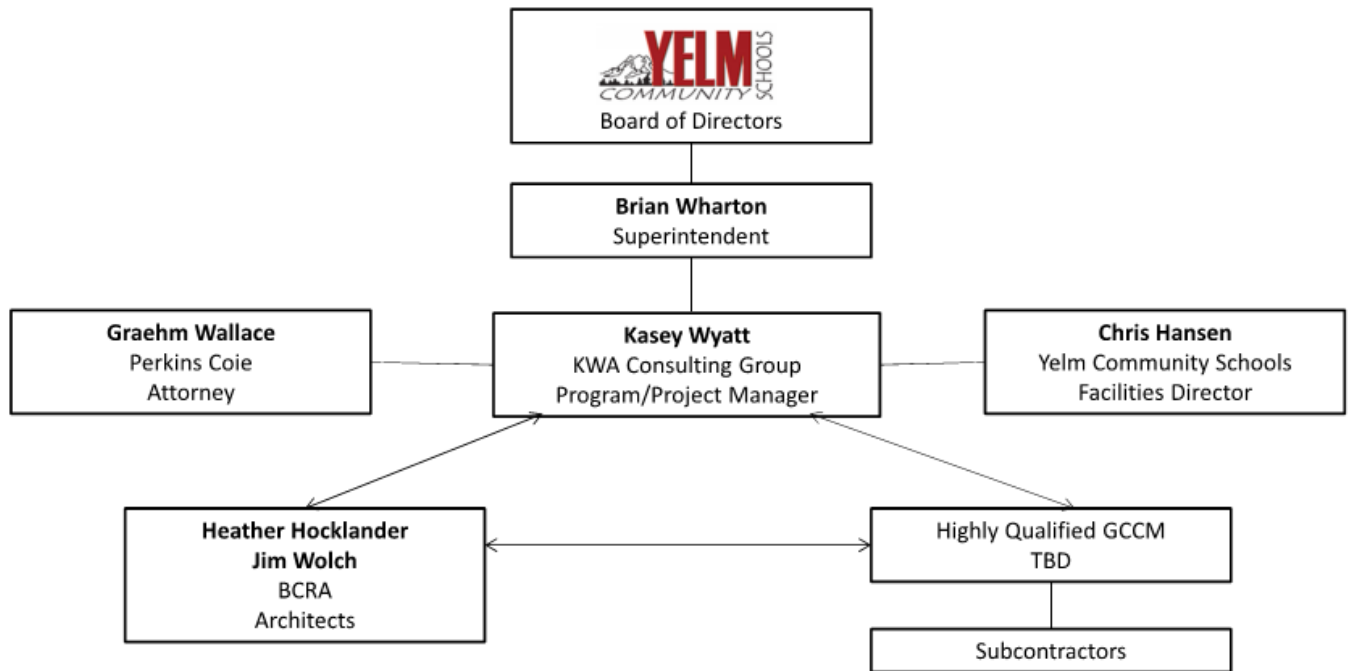
and may be appropriate for Design-Bid-Build; for a program as complex as the Yelm Middle School and Southworth Elementary School, it is critical to have those preconstruction services and cost opinions ahead of bidding so that they are integrated into the plans.

- Changes that are identified and made prior to bidding are less costly than changes made during construction. The preconstruction process identifies many of the potential issues and implements the changes ahead of construction, saving inflated costs during construction.
- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest. [Not Applicable](#)

## 6. Public Body Qualifications

Please provide:

- A description of your organization’s qualifications to use the GC/CM contracting procedure.  
Yelm Community Schools has retained KWA Consulting Group to manage the overall program including GCCM procurement. KWA’s Kasey Wyatt is a leader in alternative delivery method contracting in Washington State. Kasey has provided program and project management to over 13 GCCM K12 projects valued at over \$500M in total project costs. Additionally, BCRA has been selected as the Architects and bring with them extensive relevant GCCM experience on similar K12 programs
- A **Project** organizational chart, showing all existing or planned staff and consultant roles.  
**Note:** The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Example on Project Organizational Chart)



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

### **Brian Wharton**

---

#### **YCS Superintendent**

Mr. Wharton will administer the needs of the School Board, provide insight and critical direction to the bond program with regard to district goals and project objectives, and be available to make timely decisions that affect project budget, schedule, and quality outcomes.

### **Kasey Wyatt**

---

#### **KWA Program & Project Manager**

Ms. Wyatt will lead the program and project management efforts and will facilitate the GCCM procurement, contracting and subcontractor procurement process. A veteran of 15 alternative delivery projects including 13 GCCM school projects, Ms. Wyatt brings 24 years of K12 planning and construction expertise, experience and knowledge to the program. Kasey has been involved with pre-bond planning and program management at YCS since 2017 and was integral in the development of the recently passed 2019 Bond Measure. She builds highly collaborative designer-contractor-owner teams focused on the owner's needs throughout.

### **Chris Hansen**

---

#### **YCS Facilities Director**

Mr. Hansen will work closely with the team during design to ensure that the District's design and construction standards are implemented into the project. Chris will also work closely with team members on capital and operations budget management as well as bring foresight to asset preservation and long term total cost of ownership.

### **Graehm Wallace**

---

#### **Perkins Coie, Attorney**

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

### **Heather Hocklander, AIA**

---

#### **BCRA, Project Manager**

Ms. Hocklander will lead the design. Heather has over 18 years of architectural experience with BCRA including schools and alternative project delivery methods. She has extensive GCCM experience as the lead Architect and Project Manager on projects with the Clover Park School District including two simultaneous school projects on two separate occasions – CPSD Tier I – Carter Lake Elementary and Hillside Elementary and CPSD Tier III – Beachwood Elementary and Evergreen Elementary. CPSD tier I

projects required an aggressive schedule to be designed and permitted within 6 months which was completed successfully. In addition to Clover Park School District experience, Heather led the design and construction administration efforts for the Renovations of Tahoma Middle School and Cedar River Middle School and the design for replacements of Fords Prairie and Jefferson Lincoln Elementary Schools at Centralia School District. Her experience includes coordination of remodel/renovations, additions, safety and security upgrades and school identity branding.

### **Jim Wolch**

---

#### **BCRA, Project Architect**

Mr Wolch will develop the design. Jim has over 30 years of architectural experience with schools and alternative project delivery methods. He has extensive GCCM experience as the Project Architect on projects with the Clover Park School District including two simultaneous school projects on two separate occasions – CPSD Tier I – Carter Lake Elementary and Hillside Elementary and CPSD Tier III – Beachwood Elementary and Evergreen Elementary. CPSD Tier I projects required an aggressive schedule to be designed and permitted within 6 months which was completed successfully. In addition to Clover Park School District experience, Jim has worked on Design/build projects with Washington State University and Tacoma Public Schools.

Provide the ***experience and role on previous GC/CM projects delivered*** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (See *Example Staff/Contractor Project Experience and Role. The applicant shall use the abbreviations as identified in the example in the attachment.*) See Attachment “A”

- The qualifications of the existing or planned project manager and consultants.  
Qualifications for the project management team and consultants is described in the 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.  
KWA Consulting Group has been contracted
- A brief summary of the construction experience of your organization’s project management team that is relevant to the project.  
Construction experience for the project management team and consultants is described in the biographies above.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.
- The program will be managed through the Capital Facilities office led by KWA’s Kasey Wyatt. From an organizational standpoint, the School Board will have the ultimate authority to approve the design and award of contracts. The Superintendent will have the authority to approve changes and cost issues that arise throughout the process and will do so by being kept up to date with twice monthly meetings with the Owner’s Rep/Architect/GCCM team.
- A Capital Facilities Leadership Team has been established that is comprised of the Superintendent, Director of Finance, Facilities Director, School Principals, IT Director, Program Manager and Principals from the Architect and GCCM Firms. This Leadership Team will be involved in the decision-making process during programming and schematic design to ensure that the District’s program goals are met.
- The project specific staffing will include a full-time project manager from the start of programming and design through construction and closeout. This includes onsite representation during the construction duration. The Facilities Director will be involved throughout the program and will participate in all phases of design as well as coordination of occupancy and training of systems for maintenance and operations staff.

- The roles and responsibilities of each team member from the Owner to the GCCM are established through the Responsibility Matrix that is part of the Request for Fee Proposals and ultimately the GCCM Preconstruction and GMP Contract.
- KWA has extensive and current project controls and reporting systems to effectively manage the scope, schedule and budget for the program. The implementation of these project budgeting tools and management software have been established and will be utilized in tracking actual expenses and forecasted costs. Schedule progress will be routinely tracked against the master schedule with any schedule mitigation needs being updated on a monthly/as needed basis.
- Weekly Owner/Architect/GCCM meetings will begin upon approval of the preconstruction contract and will continue throughout design and into construction. During design the Leadership Team will participate in the weekly meetings so that prompt decisions are made. Additionally, monthly meetings with the Advisory Committee will occur so that constituents and stakeholders are kept up to date on progress and have an opportunity to learn about and buy in on decisions made.
- Cost estimates by the GCCM will be performed at the end of Schematic Design to establish the MACC's. Additional cost estimates will be performed at 50% Design Development and 100% Design Development and at 90% Construction Documents and 100% Construction Documents/GMP Estimate. All estimates will be reconciled with the design team and decisions made regarding how to mitigate any budget issues.
- Construction market conditions will be continuously monitored and reported by the GCCM so that any increase in anticipated costs are brought to the table with solutions on how to effectively design and scope the bid packages to keep the project within budget.
- Pre-application meetings and frequent check-ins with the Authorities having Jurisdiction will be paramount to meeting the land use and permitting requirements. Additionally, the AHJ's will assist with the development of the fire/life safety plans and the street improvements coordination plans to ensure that the requirements by the AHJ's align with the budget and schedule for the program.
- A brief description of your planned GC/CM procurement process.  
YCS's procurement process will build upon our team's lessons learned and previous experience with GCCM project delivery. It will also consider a realistic and reasonable procurement schedule of over 8 weeks from 1st advertisement to award of a preconstruction contract. Our process will include the following steps:
  1. Solicitation and marketing of the program to highly qualified GCCM firms
  2. Holding an informational pre-submittal walk-through of the sites
  3. Soliciting and scoring responses to the RFP
  4. Interviewing up to 4 shortlisted GCCM Firms
  5. Issuing RFFP's to the highest-ranking GCCM Firms
  6. Opening pricing proposals and awarding to the highest ranking/ highest qualified GCCM Firm
- Verification that your organization has already developed *(or provide your plan to develop)* specific GC/CM or heavy civil GC/CM contract terms. **Not Applicable**

## 7. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Example Construction History. The applicant shall use the abbreviations as identified in the example in the attachment.)*

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts

- Reasons for budget or schedule overruns

[See Attachment “B”](#)

**8. Preliminary Concepts, sketches or plans depicting the project**

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. *(See Example concepts, sketches or plans depicting the project.)* At a minimum, please try to include the following:

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

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

[See Attached](#)

**9. Resolution of Audit Findings on Previous Public Works Projects**

If your organization had audit findings on **any** project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them. **No unresolved findings.**

**CAUTION TO APPLICANTS**

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

**SIGNATURE OF AUTHORIZED REPRESENTATIVE**

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

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

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

Signature: Brian Wharton

Name (please print): Brian Wharton

Title: Superintendent

Date: 2/19/19

**Attachment "A"**  
**Team Experience**

The following table lists some (but not all) of the relevant Alternative Delivery Experience of the YCS Team

Name	Summary of Experience	Project Names	Construction Budget	Procurement Type	Role During Project Phases		
					Pre-Design	Design	Construction
Kasey Wyatt	Principal, Program & Project Manager	Carter Lake Elementary School, CPSD	\$25M	GC/CM	PGM	PGM	PGM
		Hillside Elementary School, CPSD	\$25M	GC/CM	PGM	PGM	PGM
		Clarkmoor Elementary School, CPSD	\$25M	GC/CM	PGM	PGM	PGM
		Beachwood Elementary School, CPSD	\$39M	GC/CM	PGM	PGM	PGM
		Evergreen Elementary School, CPSD	\$39M	GC/CM	PGM	PGM	PGM
		New Tahoma High School, TSD	\$117M	GC/CM	PGM	PGM	PGM
		The Evergreen State College	\$18M	GC/CM	advisor	advisor	advisor
		Lake Wilderness Elementary School, TSD	\$28.5M	GC/CM	PGM	PGM	PGM
		Shadow Lake Elementary Renovations, TSD	\$2.2M	GC/CM	PGM		
		Renovations to Tahoma Middle School, TSD	\$14.7M	GC/CM	PGM	PGM	PGM
		Fords Prairie Elementary School, CSD	\$19.5M	GC/CM	PGM	PGM	
		Jefferson Lincoln Elementary School, CSD	\$19.5M	GC/CM	PGM	PGM	
		Centralia High School Modernization, CSD	\$37.5M	GC/CM	PGM	PGM	
Heather Hocklander	Project Architect	Carter Lake Elementary School, CPSD	\$25M	GC/CM	PM	PM	PM
		Hillside Elementary School, CPSD	\$25M	GC/CM	PM	PM	PM
		Beachwood Elementary School, CPSD	\$39M	GC/CM	PM	PM	PM
		Evergreen Elementary School,	\$39M	GC/CM	PM	PM	PM
		Pt. Defiance Zoo and Aquarium	\$32M	GC/CM	PM	PM	PM
		Shadow Lake Elementary Renovations, TSD	\$2.2M	GC/CM	PM	PM	PM
		Renovations to Tahoma Middle School	\$14.7M	GC/CM	PM	PM	PM
		Fords Prairie Elementary School, CSD	\$19.5M	GC/CM	PM	PM	PM
		Jefferson Lincoln Elementary School, CSD	\$19.5M	GC/CM	PM	PM	PM
		Hunt Middle School, TPS	\$32.5M	DB	PM	PM	PM
Jim Wolch	Project Architect	Boze Elementary School, TPS	\$20M	DB	PM	PM	PM
		Carter Lake Elementary School, CPSD	\$25M	GC/CM	PA	PA	PA
		Hillside Elementary School, CPSD	\$25M	GC/CM	PA	PA	PA
		Beachwood Elementary School, CPSD	\$39M	GC/CM	PA	PA	PA
		Evergreen Elementary School,	\$39M	GC/CM	PA	PA	PA
		UW Tacoma Phase 1A Retail Project	\$1M	GC/CM		PA	PA
		WSU Washington Building	\$5M	DB	PA	PA	PA
		Hunt Middle School TPS	\$32.5M	DB	PA		

## Attachment "B" Public Project Experience

### Yelm Community Schools - Construction History (6 years)

Project #	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or schedule overrun
1	Yelm High School Tornado Alley	New Road	D-B-B	Jun-19	Sep-19	Jun-19	Sep-19	\$1M	\$728,290	On time and under budget
2	Fort Stevens Heating and Controls	New Boiler	Small Works	Apr-18	Apr-19	Apr-18	Apr-18	\$111,639	\$111,639	
3	New Site House Flooring	New flooring	KCDA	Nov-17	Dec-18	Dec-18	Dec-18	\$6,850	\$6,850	
4	New Site House Bldg. Demo	Demo out buildings	D-B-B	Jan-18	Jan-18	Jan-18	Jan-18	\$10,734	\$10,734	
5	Southworth New Portable	Portable Puchrase and Installation	KCDA	Jun-18	Nov-18	Jun-18	Nov-18	\$155,074	\$155,074	
6	Southworth Portable Prep	Site prep for new portable	Small Works	Jun-18	Oct-18	Jun-18	Oct-18	\$30,651	\$30,651	
7	New Site House Remodel	Remodel inside	D-B-B	Oct-18	Jan-19	Oct-18	Jan-19	\$170,865	\$170,865	
8	New Site House Site Prep	Ground work	D-B-B	Nov-18	Jan-19	Nov-18	Jan-19	\$244,822	\$244,822	
9	Yelm High School Portable Site Prep	Prepare grounds for new portable	D-B-B	Jun-17	Jul-17	Jun-17	Jul-17	\$230,484	\$230,484	

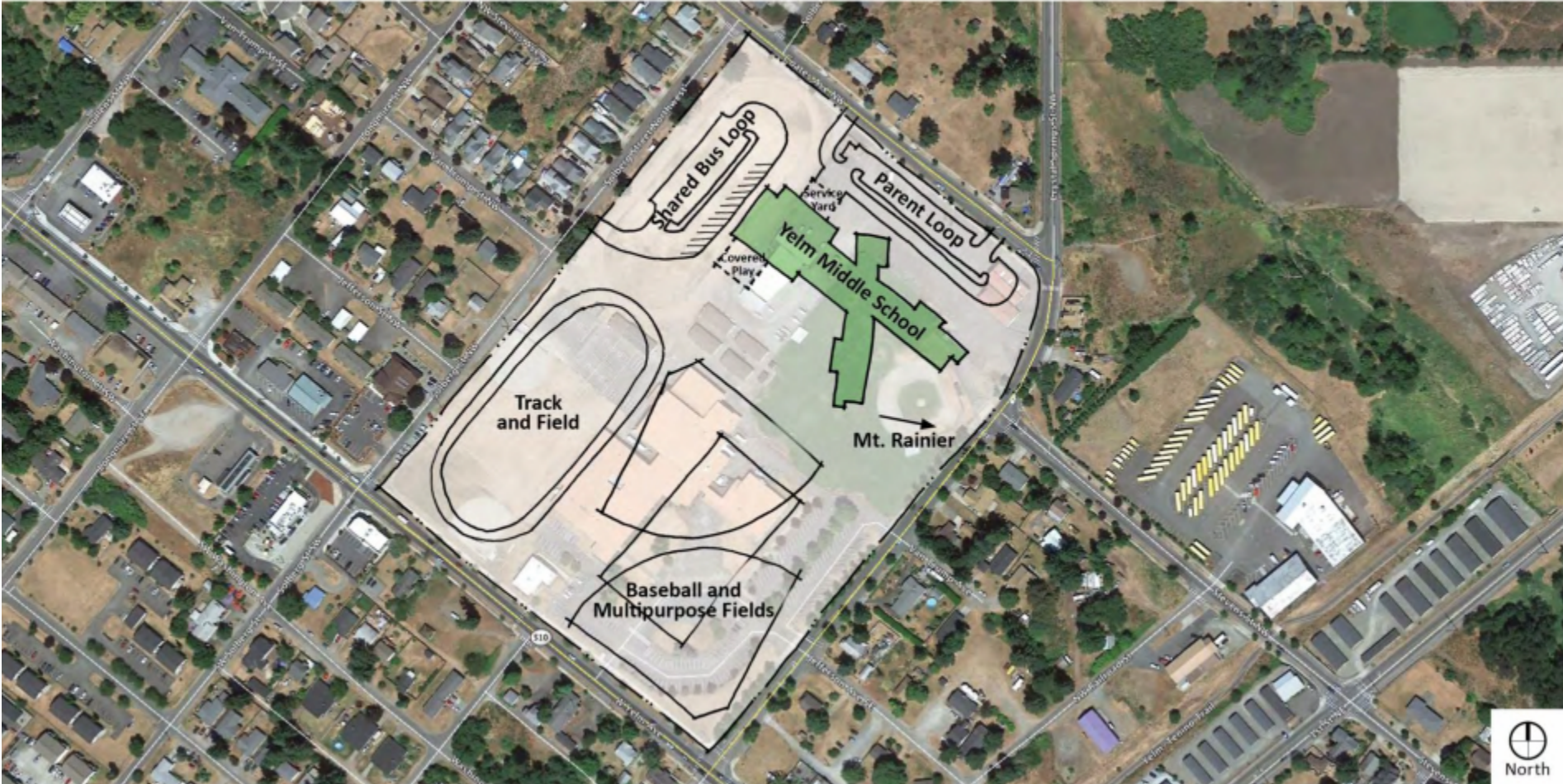


10	Yelm High School Lighting Upgrades	Lighting Control Upgrades	Small Works	Dec-16	Jan-17	Dec-16	Jan-17	\$47,991	\$47,991
11	Southworth Portable Site Prep	Site prep for new portable	D-B-B	Aug-16	Sep-16	Aug-16	Sep-16	\$99,037	\$99,037
12	Lackamas Water System-Domestic	Install pilot program water system	Small Works	Aug-16	Sep-16	Aug-16	Sep-16	\$55,371	\$55,371
13	Southworth Well Redevelopment	Well clean out	Small Works	Jul-16	Aug-16	Jul-16	Aug-16	\$51,371	\$51,371
14	Prairie - Water Main	Water main extension to hook up to city water	D-B-B	Jul-16	Oct-16	Jul-16	Oct-16	\$425,841	\$425,841
15	Southworth New Portable	Portable Purchase and Installation	KCDA	Jun-16	Sep-16	Jun-16	Sep-16	\$143,449	\$143,449
16	Yelm High School New Portable	Portable Purchase and Installation	KCDA	Feb-16	Dec-16	Feb-16	Dec-16	\$126,884	\$126,884
17	Yelm High School New Portable	Portable Purchase and Installation	KCDA	Feb-16	Dec-17	Feb-16	Dec-17	\$141,741	\$141,741
18	Yelm High School New Portable	Portable Purchase and Installation	KCDA	Jan-16	Oct-17	Jan-16	Oct-17	\$909,891	\$909,891
19	Yelm High School Fire Panel	Update the fire panel	Small Works	Oct-15	Feb-16	Oct-16	Feb-16	\$43,192	\$43,192
20	Yelm High School Asphalt	Asphalt repair	Small Works	Jun-15	\$54,045	Jun-15	Jul-15	\$54,045	\$54,045

21	Assessment Bldg Remodel	Update & remodel building	D-B-B	Aug-15	Dec-15	Aug-15	Dec-15	\$236,571	\$236,571
22	Mill Pond Playshed	Construct new playshed	D-B-B	Aug-15	Mar-16	Aug-15	Mar-16	\$274,586	\$274,586
23	Ridgeline Middle School Boilers	Boiler replacement	D-B-B	Jun-15	Aug-15	Jun-15	Aug-15	\$149,261	\$149,261
24	Yelm High School Roof	Roof repair	Small Works	Jun-15	Aug-15	Jun-15	Aug-15	\$88,067	\$88,067
25	Yelm High School Portable Prep	Prep site for new portable	Small Works	Aug-14	Sep-14	Aug-14	Sep-14	\$105,699	\$105,699
26	Southworth Portable Prep	Prep site for new portable	Small Works	Aug-14	Sep-14	Aug-14	Sep-14	\$35,695	\$35,695
27	Yelm High School New Portable	Portable Purchase and Installation	KCDA	Aug-14	Dec-14	Jul-14	Dec-14	\$242,081	\$242,081
28	Southworth New Portable	Portable Purchase and Installation	KCDA	Jul-14	Oct-14	Jul-14	Oct-14	\$142,904	\$142,904
29	Yelm High School Bleachers	Bleacher replacement	KCDA	Jun-14	Sep-14	Jun-14	Sep-14	\$150,507	\$150,507
30	Ft. Stevens New Portable	Portable Purchase and Installation	KCDA	Sep-13	Jan-14	Sep-13	Jan-14	\$148,387	\$148,387
31	Yelm High School Track	Track Repair	D-B-B	May-13	Sep-13	May-13	Sep-13	\$289,870	\$289,870
32	Yelm High School Portable	Portable Purchase and Installation	KCDA	Feb-13	May-13	Feb-13	May-13	\$111,231	\$111,231

<b>33</b>	Yelm High School Remodel	VoAg Bldg. Remodel	D-B-B	Mar-13	May-13	Mar- 13	May- 13	\$174,143	\$174,143
<b>34</b>	SOC-Fueling Station	Install Fueling Station	D-B-B	Feb-13	Sep-13	Feb- 13	Sep- 13	\$187,871	\$187,871

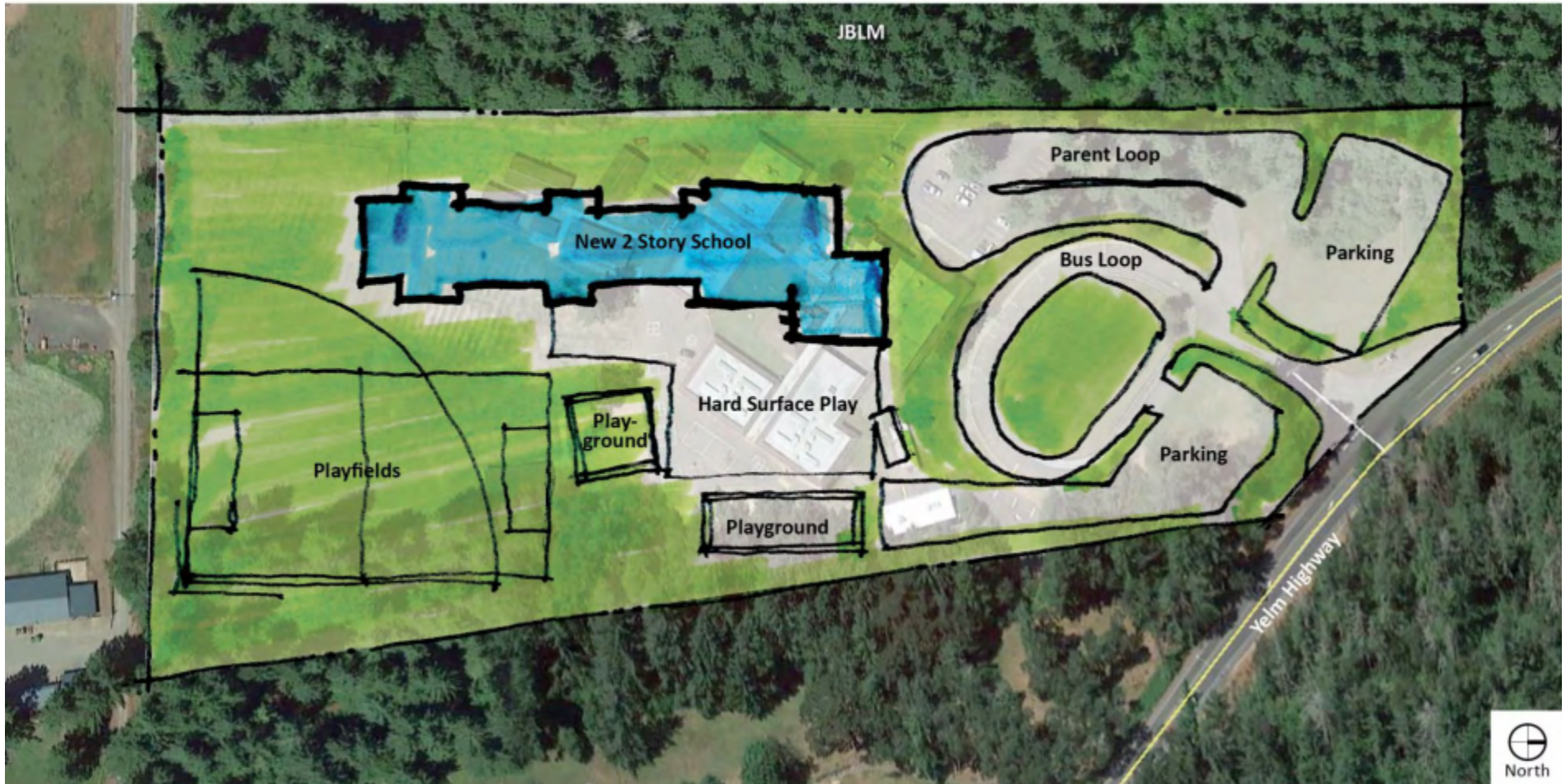
# Yelm MS Site



# Yelm MS / Logistics Plan



# Southworth ES / Option 1



# Southworth ES / Option 2

