

Capital Projects Advisory Review Board (CPARB)
Projects Review Committee (PRC)

APPLICATION FOR PROJECT APPROVAL
TO USE THE
GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)
or DESIGN-BUILD (D-B) ALTERNATIVE CONTRACTING PROCEDURE

The CPARB PRC only will consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9. (Note: A **Public Body** that is certified to use the GC/CM procedure and is seeking approval to use this procedure on a GC/CM project with a total project cost of less than **\$10 million** is not required to submit information for Questions 7 or 8.)

1. Identification of Applicant

- (a) Legal name of Public Body (your agency):
Othello School District No. 147 – 163 – 55
- (b) Address: 615 E. Juniper Street
Othello, WA 99344
- (c) Contact Person Name: George Juarez
Title: District Superintendent
- (d) Phone Number: 509.488.2659
Fax: 509.488.5876
Email: gjuarez@othello.wednet.edu

2. Brief Description of Proposed Project

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

Othello School District passed a bond on March 13, 2007, to complete additions and modernizations to multiple existing school facilities. The District is applying for the GC/CM process to be used on the first project which consists of three schools on individual sites as follows:

- Site 1) The McFarland Middle School Additions and Modernizations is scheduled to begin construction in April 2008 and consists of 55,600sq. ft. of modernizations and 46,500 sq.ft. of additions for a total cost of \$26,820,787.00.
- Site 2) The Lutacaga Elementary School Additions and Modernizations is scheduled to begin construction in July 2008 and consists of 41,700 sq.ft. of modernizations and 8,040 sq.ft. of additions for a total cost of \$10,307,170.00.
- Site 3) The Othello High School – Reconfiguration/Modernization is scheduled to begin construction in April 2008 and consists of 19,000 sq.ft. of modernization and reconfiguration for a total cost of \$4,541,911.00

3. Projected Total Cost for the Project:

Note: By law, the D-B contracting procedure cannot be used unless the total cost of the project is over \$10 million. Although there is no total project cost requirement for using the GC/CM contracting procedure, every applicant must provide the information requested in Question 3.

A. Project Budget

Site#1	
McFarland Modernization and Addition	Project Cost
Cost for Professional Services (A/E, legal etc.)	1,900,383
Estimated Project Construction Costs	21,662,660
Equipment and Furnishing Costs	794,960
Off-Site Costs	1,318,745
Contract Administration costs(owner, cm, etc.)	496,850
Other related project costs(Permits, Site Survey, Geo Tech, Commissioning, Constructability Review	647,189
Special Inspection, Asbestos Testing, Energy Rep.	
Sub Total	\$26,820,787.00

Site #2	
Lutacaga Renovation and Addition	Project Cost
Cost for Professional Services (A/E, legal etc.)	820,949
Estimated Project Construction Costs	8,589,586
Equipment and Furnishing Costs	315,214
Off-Site Costs	104,364
Contract Administration costs(owner, cm, etc.)	197,009
Other related project costs(Permits, Site Survey, Geo Tech, Commissioning, Constructability Review	280,048
Special Inspection, Asbestos Testing, Energy Rep.	
Sub Total	\$10,307,170.00

Site #3	
Othello High School Reconfiguration Project	Project Cost
Cost for Professional Services (A/E, legal etc.)	373,748
Estimated Project Construction Costs	3,730,198
Equipment and Furnishing Costs	136,888
Off-Site Costs	60,149
Contract Administration costs(owner, cm, etc.)	85,555
Other related project costs(Permits, Site Survey, Geo Tech, Commissioning, Constructability Review	155,373
Special Inspection, Asbestos Testing, Energy Rep.	
Sub Total	\$4,541,911.00

Total Project Cost	\$41,669,868.00
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B. Funding Status

Please describe the funding status for the whole project.

(if funding is not available, please explain how and when funding is anticipated)

The Total Project Cost is \$41,669,865.00. Site (1) McFarland Middle School and Site (3) Othello High School Reconfiguration will be front funded with the Local Bond passed in March 2007 which totals \$30,485,633.00 and available

District funds in the amount of \$1,000,000. Construction is scheduled to begin at Site (1) and Site (3) April 2008.

Site(2)Lutacaga will not be front funded, in turn the construction start is scheduled for July 2008 just after release of state matching funds which will be the basis of funding for Site(2).

Summary of Funding

Local Bond Pass March 2007-\$30,485,633.00

District Cap. Project Fund-\$1,000,000.00

Anticipated 2008 State Match Site (1) McFarland-\$14,545,186.00

Anticipated 2008 State Match Site (2) Lutacaga-\$6,727,085.00

Anticipated 2008 State Match Site (3) Othello High Reconfiguration-\$3,156,279.00

Total Project Funds-\$55,914,183.00

4. Anticipated Project Design and Construction Schedule

Please provide:

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

See Attachments 'A.1 through A.6', the proposed Project Design and Construction Schedule.

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

Not Applicable

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:

GC/CM projects:

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?
- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed? . *(Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response you may refer to the drawings or sketches that you provide under Question 9.)*
- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?
- If the project encompasses a complex or technical work environment, what is this environment?
- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?

a) The project will require three major site schedules each with multiple phases. Nearly all facilities at Site 1, 2 &3 will be extensively modernized. New additions will be constructed to connect existing stand alone buildings at Site (1) McFarland and Site (2) Lutacaga. The majority of construction will occur

while students are occupying the school facilities. Facilities that are currently short space, which further complicates phases. The ability to develop complex phasing and scheduling is critical to the success of the project and the continued occupation and operation of the school facilities during construction. GC/CM involvement in the early design phases will provide the input and expertise required to develop the required complex phasing schedules which will maximize construction efficiency saving dollars while maintaining the required quality, safety and educational environment every student and staff member deserves.

- b) The Othello School District is currently under housed by more than 50,000sq. ft. which further increases the complexity of construction phasing.
- c) The Project is located in Othello, Washington, which is a remote rural area. The project scope is monetarily significant and challenging which may not attract bidders in a normal Design-Bid-Build environment when considering the current abundance of other more attractive urban based projects.

6. Public Benefit

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

- a) Through GC/CM, the complex schedule and phasing plans needed to complete the work can best be developed with the GC/CM team as part of the design/planning effort, which will ultimately save dollars, mitigate delays and reduce potential impacts students safety and learning environment.
- b) The ability to phase work or complete certain aspects of the work prior to 100% complete Construction Documents could help the owner take full advantage of spring break, summer break, etc. for strategic portions of the work, saving time and money. The District will be able to accelerate or jump-start the construction process if GC/CM is used.
- c) GC/CM helps encourage a larger bidding pool of major sub contractors and helps generate interest in the project. This is especially important for projects located in rural locations such as Othello. Additional major sub-contractors on bid day increases competition reducing bid prices.
- d) The project includes three separate sites all scheduled to be constructed concurrently. GC/CM will allow the District to contract with one general contractor in lieu of the potentially three separate contractors, making the contract administration more efficient. Also, there is the added benefit of construction economy of scale and other efficiencies realized by having one general contractor in lieu of three individual contractors. District dollars will be saved and risk reduced.
- e) The GC/CM will provide valuable insight into the as-built conditions of the existing facilities potentially reducing the amount of change orders as well as increasing the overall quality of the modernizations.
- f) Construction Services Group has developed the overall master project schedule which consist of three site schedules each schedule details activities such as OSPI D-forms, design phases, value engineering, constructability review, commissioning efforts, closeout & move in activities. The GC/CM will provide input in developing and managing the detailed design

& construction schedule. The planned schedule development will provide the project team with a clear picture of conflicts and complexities that are present during the modernization of a school facility with multiple phases while occupied by students and staff.

7. Public Body Qualifications

Please provide:

- A description of your agency’s qualifications to use the GC/CM contracting procedure.

See agency qualifications listed below.

- A **Project** organizational chart, showing all existing or planned staff and consultant roles. Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided.

See Attachment ‘B’, the proposed Project Organizational Chart.

- Staff and consultant short biographies (not complete resumes).

See staff and consultant/Project team short biographies below.

- Provide the **experience and role on previous GC/CM or D-B projects** for each staff member or consultant in key positions on the proposed project.

See the project team experience below.

- The qualifications of existing or planned for project manager and consultants.
Note: For design-build projects, you must have personnel who are independent of the design-build team, knowledgeable in the design-build process, and able to oversee and administer the contract.

See the project manager and consultant qualifications below.

Agency Qualifications/Project Team

M. James Christensen

Principal-in-Charge, Architects West

Mr. Christensen is a principal in the firm and has been involved in a wide variety of projects including educational, commercial, administrative, recreational, and single and multi-family residential projects. He has played a major role in most of the educational facility projects undertaken by Architects West and possesses considerable expertise in the design of educational facilities. Mr. Christensen also serves as Managing Principal of Architects West.

Project Name	Size	Type	Role during project phases			Role Start	Role Finish
			Planning	Design	Construction		
West Valley High School	59M	GC/CM	PIC	PIC	PIC	2006	On-Going
Wahluke High School	27M	GC/CM	PIC	PIC	PIC	2003	2006
Whitefish Middle School	15M	GC/CM	PIC	PIC	PIC	2003	2006
Ronan Middle School	10.2M	GC/CM	PIC	PIC	PIC	2002	2003
Michael Anderson Elementary School	11M	DBB	PIC/PA	PIC/PA	PIC/PA	2001	2003
Medical Lake High School	24M	DBB	PIC/PA	PIC/PA	PIC/PA	1997	2000
Sharpstein Elementary School	14M	DBB	PIC/PA	PIC/PA	PIC/PA	1999	2001
Lakeside Middle School	8M	DBB	PIC/PA	PIC/PA	PIC/PA	1996	1998

DBB = Design – Bid - Build
PA = Project Architect

GC/CM = General Contractor/Construction Manager
PIC = Principal-in-Charge

Scott P. Fischer, A.I.A.

Project Architect/Principal, Architects West

Mr. Fischer is a principal of the firm and has over thirty years of architectural experience, much of it in the design of new and modernized educational facilities. He has also worked on a variety of institutional, commercial, and residential facilities. He is experienced in every aspect of architecture, especially construction document production and quality control reviews. His expertise lies in document preparation, specifications, product analysis and construction administration. Mr. Fischer has been responsible for the technical coordination of many of the firm’s major educational and institutional projects.

Project Name	Size	Type	Role during project phases			Role Start	Role Finish
			Planning	Design	Construction		
Lakeland High School Additions	5.6M	DBB	PIC/PA	PIC/PA	PIC/PA	2006	2007
Twin Lakes Elementary School	6.7M	DBB	PIC/PA	PIC/PA	PIC/PA	2005	2007
Westridge Elementary School	8M	DBB	PIC/PA	PIC/PA	PIC/PA	2006	2008
Garwood & Spirit Lake Elementary Add.	.3M	DBB	PIC/PA	PIC/PA	PIC/PA	2005	2007
Timberlake Jr. High School	6.1M	DBB	PIC/PA	PIC/PA	PIC/PA	2002	2005
Lakeland High School Gym Addition	2.6M	DBB	PIC/PA	PIC/PA	PIC/PA	2003	2005
Atlas Elementary School	6.6M	DBB	PIC/PA	PIC/PA	PIC/PA	2003	2005
River City Middle School	8.3M	DBB	PIC/PA	PIC/PA	PIC/PA	2002	2004

DBB = Design – Bid - Build
PA = Project Architect

GC/CM = General Contractor/Construction Manager
PIC = Principal-in-Charge

Ed Champagne

Project Architect, Architects West

Mr. Champagne has experience in all aspects of architectural practice. He has been the project manager on educational facilities, commercial, and residential projects involving new construction, remodeling and restoration. He has experience in managing and assisting in all phases of design, including planning, building concepts and building program development where time and cost constraints are demanding. Mr. Champagne has a full understanding of the technical aspects of a project, including document preparation, specifications, product analysis, and construction supervision.

Project Name	Size	Type	Role during project phases			Role Start	Role Finish
			Planning	Design	Construction		
Milton Freewater Schools	3.75M	GC/CM	PA	PA	PA	2005	On-going
Echo Jr./Sr. High School	5M	GC/CM	PA	PA	PA	2003	2005
Almira/Coulee-Hartline High	9.2M	DBB	PA	PA	PA	2004	On-

School							going
Okanogan Schools	12.6M	DBB	PA	PA	PA	2006	On-going
Ritzville Schools	9.5M	DBB	PA	PA	PA	2001	2003
Chief Moses Middle School	11.2M	DBB	PA	PA	PA	1997	1999
Colfax Schools Add. & Mod.	12.1M	DBB	PA	PA	PA	2001	2005
Columbia Basin Alt. School	5.6M	DBB	PA	PA	PA	2001	2003

DBB = Design – Bid - Build GC/CM = General Contractor/Construction Manager PA = Project Architect

Dax Logsdon

Senior Project Manager, Construction Services Group

Mr. Logsdon has been a project manager for 14 years with extensive experience managing School Construction Projects.

Project Name	Size	Type	Role during project phases			Role Start	Role Finish
			Planning	Design	Construction		
Castle Rock Elementary	6.5M	DBB	PM	PM	PM	1999	2000
HSD Middle School	2.7M	DBB	PM	PM	PM	2000	2002
HSD Primary School	2.7M	DBB	PM	PM	PM	2001	2001
OCD - Oregon	14M	GC/CM	PM	PM	PM	1999	2000
New Hockinson High School	22M	DBB	PM	PM	PM	2001	2003
JA Wendt Elementary	3.3M	DBB	PM	PM	PM	2001	2001
Cape Horn Elementary	13.9M	DBB	PM	PM	PM	1999	2001
J,W,R Youth Center	5.4M	GC/CM			PM	2002	2002
Pullman C.C.C.C.	1.2M	GC/CM	PM	PM	PM	2004	2005
New Camas High School	44.5M	DBB	PM	PM	PM	2002	2002
Washougal High School	22.6M	DBB	PM	PM	PM	1999	2002
Lincoln Middle School	15.6M	DBB	PM	PM	PM	2003	2005
Colfax High School	7.5M	DBB	PM	PM	PM	2003	2005
KB High School	20.8M	DBB	PM	PM	PM	2006	2007
Valley SD Additions and Mod.	15.8M	DBB	PM	PM	PM	2005	2007

DBB = Design – Bid - Build GC/CM = General Contractor/Construction Manager PA = Project Manager

Mike Currie

Project Manager, Construction Services Group

Mr. Currie has been a Construction Administration/ Project Manager for 20 years and a State of Washington School Construction Program Administrator for 3 years.

Project Name	Size	Type	Role during project phases			Role Start	Role Finish
			Planning	Design	Construction		
Redmond Jr. High	20M	DBB			PM	2000	2001
Redmond High School	45M	DBB	CA	CA	PM	2000	2001
Thoreau Elementary	9.9M	DBB	CA	CA		2000	2001
Lakeview Elementary	9.5M	DBB			PM	2000	2001

Mann Elementary	10.2M	GC/CM	CA	CA		2000	2001
Commodore Options School	1.5M	DBB	CA	CA	PM	2004	2005
Bainbridge High Re-Roof	250K	DBB	CA	CA	PM	2005	2005
Bainbridge District Office	650K	DBB	CA	CA	PM	2002	2002
Woodward Middle School	3M	DBB	CA	CA	PM	2004	2004

DBB = Design – Bid - Build GC/CM = General Contractor/Construction Manager PA = Project Manager

Dan Gordon

Project Manager, Construction Services Group

Mr. Gordon has been in Construction for 27 years, a Construction Administrator for 7 years and Project Manager for 2 years with experience in School Construction Projects.

Project Name	Size	Type	Role during project phases			Role Start	Role Finish
			Planning	Design	Construction		
Greenacres Middle School	8.2M	DBB			CA	2003	2004
So. Pines Elementary	5.4M	DBB			CA	2004	2005
Northport High School	1.2M	DBB			PM	2004	2005
Sadie Halstead Middle School	5MM	DBB			CA	2005	2006
Newport High School Roof	1.1M	DBB			CA	2001	2003
Ridgeview Elementary	6.2M	DBB			CA	2005	2006
Valley SD Additions and Mod.	15.8	DBB			CA	2006	2007
Eastmont Jr. High School	18.2M	DBB			CA	2001	2003
Clovis Point Intern. School	8M	GC/CM			CA	2003	2004
Robert E. Lee Elementary	1.2M	DBB			CA	2003	2003
Kenroy Elementary	1.2M	DBB			CA	2003	2003
Waitsburg High School	8M	DBB			CA	2001	2002

DBB = Design – Bid - Build GC/CM = General Contractor/Construction Manager CA = Construction Administrator

Marnie Allen

Legal Counsel, Construction Services Group

ESD#112 has a full-time attorney on staff that provides legal assistance and support to Construction Services Group. Our legal counsel drafts and negotiates contracts, analyzes federal statutes and regulations and issues written opinions on a variety of legal topics. The Construction Services Group legal counsel is familiar with public contracting and GC/CM contracts and legislation and provides advice to several school districts and on a variety of school facility issues, including real property matters, facility plans and impact fees, land use permitting and public contracting.

- The qualifications of an interim project manager until your agency has employed staff or hired a consultant as the project manager. Also indicate whether sufficient funds are available for this purpose and how long it is anticipated the intern will serve. Note: This information is required only if your agency has yet to select a project manager at the time of application.

Not applicable

- A brief summary of the construction experience of your agency's project management team that is relevant to the project.

Construction Services Group project history.

Project Name	Size	Role during project phases			Role Start	Role Finish
		Planning	Design	Construction		
Shoreline SD Bond Program	149M	PM	PM	2006	2006	2007
Prune Hill Elementary	10.7M	PM	PM	2000	2000	2001
Liberty Middle School	17.1M	PM	PM	2005	2005	2007
Skyridge Middle School	11.9	PM	PM	1995	1995	1997
Camas High School	44.5M	PM	PM	2001	2001	2003
Cavelier Mid High	66M	PM	PM	2005	2005	2007
Washougal High School	22.6M	PM	PM	1999	1999	2001
Gause Elementary	6.5M	PM	PM	2000	2000	2002
Hockinson High School	21.7M	PM	PM	2001	2001	2003
University Primary School	20.4M	PM	PM	2006	2006	2007
Kelso High School	38.1M	PM	PM	2001	2001	2003
Ocean Beach SD	25M	PM	PM	2003	2003	2007
Lincoln Middle School	15.6M	PM	PM	2003	2003	2005
Colfax High School	7.5M	PM	PM	2003	2003	2005
KB High School	20.8M	PM	PM	2006	2006	2007
Valley SD Additions and Mod.	15.8M	PM	PM	2005	2005	2007

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

The Othello School District has contracted with Construction Services Group, a project management firm that specializes in the management of school construction projects. In the past 10 years Construction Services Group has successfully managed well over 750 million dollars worth of school construction projects within the State of Washington. Construction Services Group has defined the roles and responsibilities of the Owner, Architect and GC/CM in a clear and concise matrix of project activities. The Construction Services Group project manager will monitor matrix activities and deliverables. Construction Services Group has developed a detailed project Schedule and Budget for each site to guide the project from GC/CM selection through Construction Completion.

- A brief description of your planned GC/CM or D-B procurement process.

Selecting the GC/CM:

The planned procurement process to acquire the GC/CM will take place in four basic steps:

- A) Advertise for GC/CM qualifications and RFP, based on specified general conditions and list of criteria, review and score the proposals. (3 to 4 weeks)
- B) Select and short list to interview and conduct the interviews, score the interviews. (2 to 3 weeks)
- C) Receive and review fee and cost proposals to provide pre construction services and construction services.(1 week)
- D) Combine the scores and select the GC/CM, enter into a contract.

Post Selection:

After selecting a GC/CM maintaining adherence to the scope, schedule and budget will be paramount in the management of the project. Cost Estimates by the Architect and selected GC/CM will be reconciled at the conclusion of the design development phase. Current estimates will be monitored and constantly evaluated in relation to the GMP. Upon completion of the GMP negotiations Construction Services Group and the GC/CM will work closely to mitigate impacts to the GMP. At the conclusion of the Construction Documents the GC/CM will be required to review the documents and verify any changes and subsequently reconfirm the GMP. Team Building exercises will be encouraged throughout the process.

The GC/CM will be required to create and execute a subcontracting bid plan and schedule for bidding. The schedule will reflect phased construction and early procurements as required by the contract documents. The Architect design documents will be coordinated with the GC/CM bid and construction plan. Multiple meetings will be conducted with local and state code officials to mitigate impacts to the GMP resulting from required code review changes to the construction documents.

- Verification that your agency has already developed (or provide your plan to develop) specific GC/CM or D-B contract terms.

The Othello School Districts has a draft GC/CM contract that will be finalized September 1, 2007. The current draft is an AIA121/CMC owner agreement with AIA201 General Conditions. Both documents will be modified and amended with the assistance of Marnie Allen CSG legal Council. The AIA121/CMC and General Conditions will coordinate with Division (01) of the Contract Documents.

8. Public Body (your agency) Construction History:

Provide a brief summary of your agency's construction activity for the past six years. For each project you should include:

- The type of project (two sentences maximum).
- The final bid estimate and final construction costs.
- The projected design and construction schedule.
- The actual schedule.
- The names of the project's supervisory staff.
- The major difficulties, if any, encountered.

See Attachment 'C, the Othello School District Construction History (6 years).

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.

- A overview site plan (indicating existing structure and new structures)
- Plan or section views which show existing vs. renovation plane 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 Attachment 'D.1 through D.6', the concept drawings and photos.

10. Resolution of Audit Findings On Previous Public Works Projects

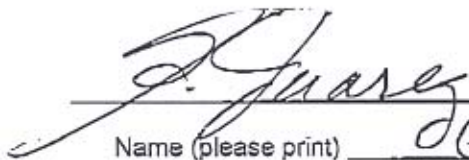
If your agency had audit findings on any project identified in your responses to Question 8, please specify the project, briefly state those findings, and describe how your agency resolved them.

The District has had no audit findings.

Signature of Authorized Representative

In submitting this application, you, as the authorized representative of your agency, understand that: (1) the PRC may request additional information about your agency, its construction history, and the proposed project; and (2) your agency 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.

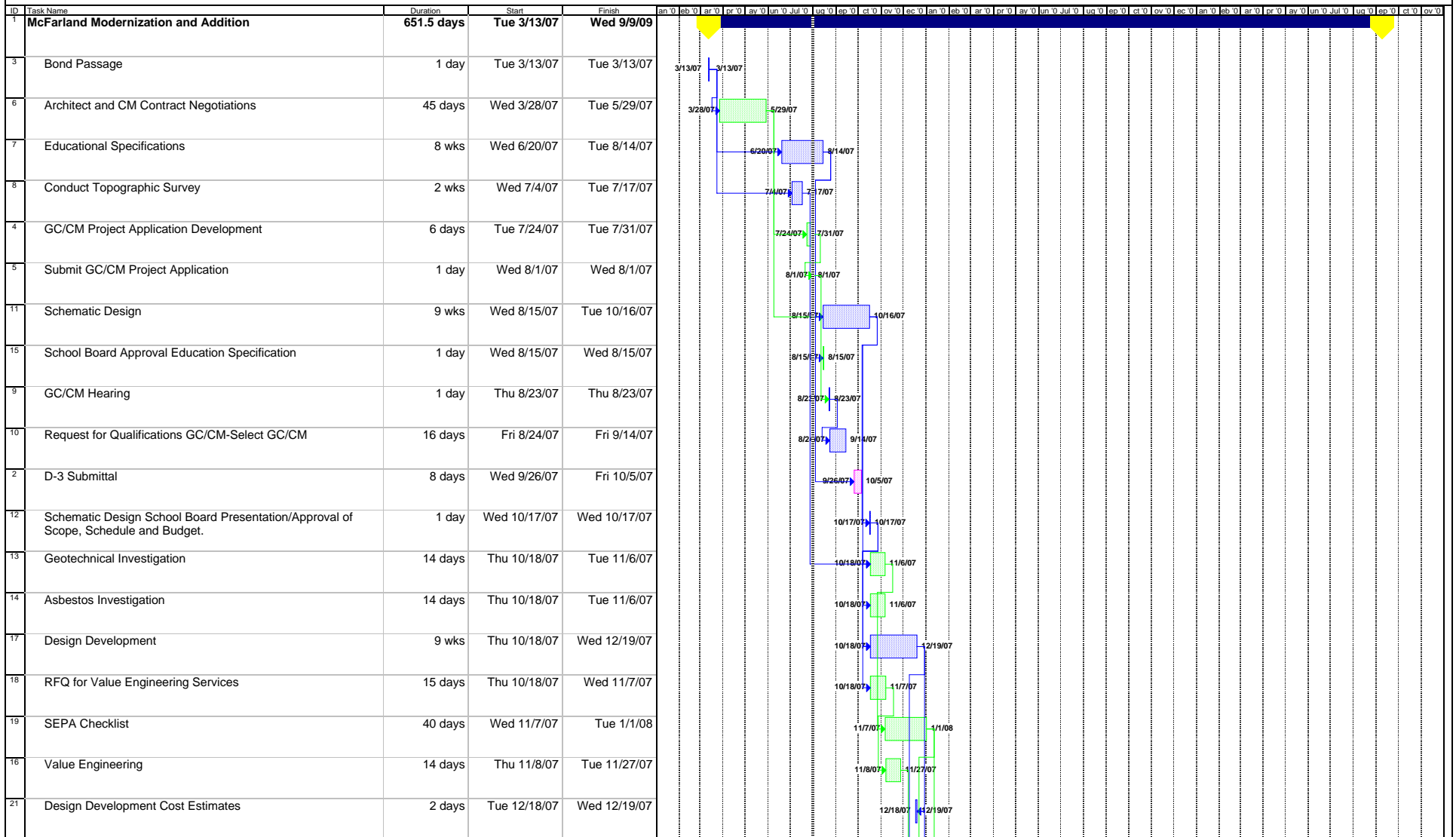
Should the PRC approve your request to use the GC/CM or D-B contracting procedure, you also understand that: (1) your agency is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in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


Name (please print) George Juarez
Title: Superintendent
Date: July 31, 2007



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Specialists in School Buildings





CONSTRUCTION SERVICES GROUP

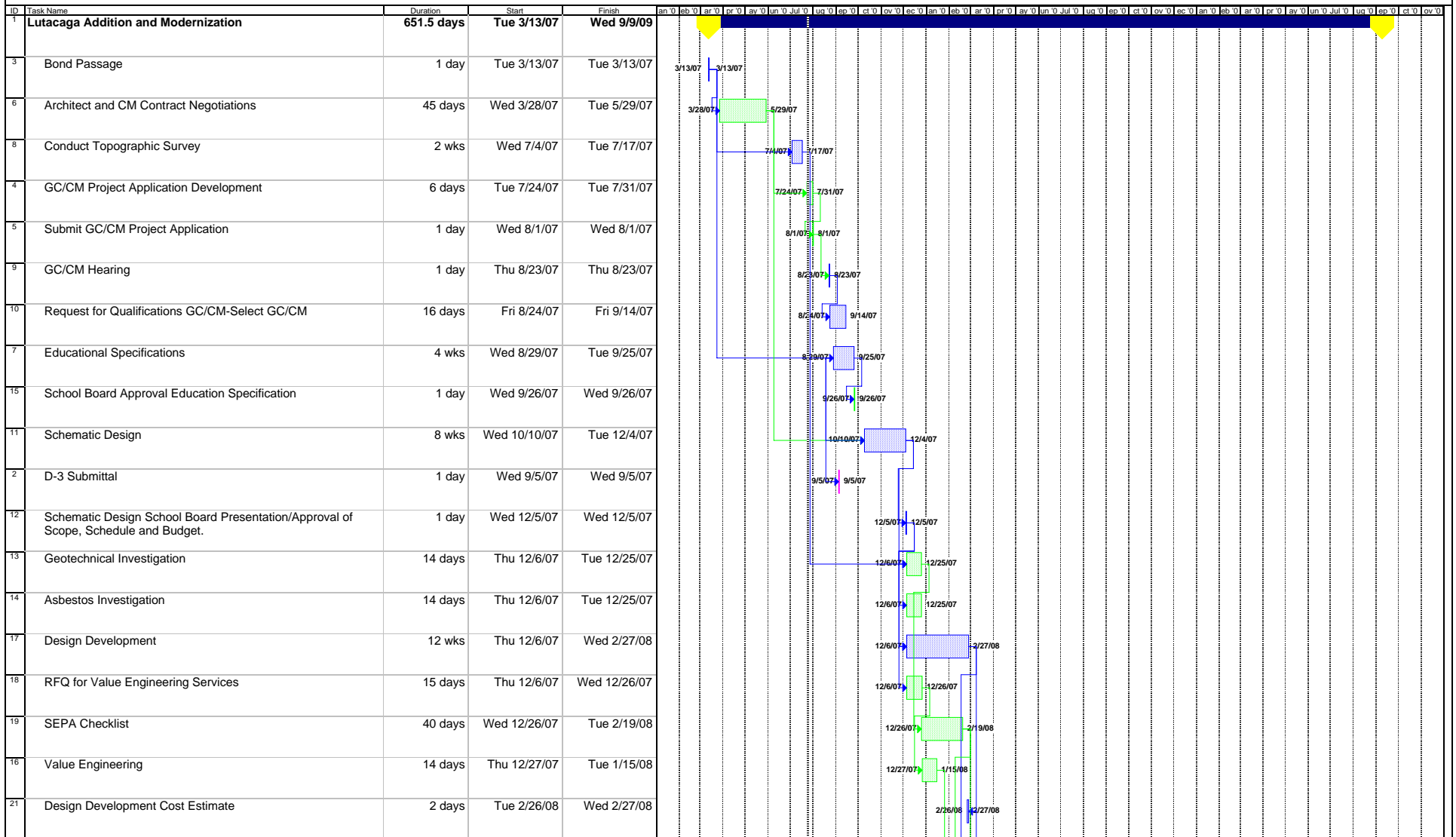
Specialists in School Buildings

ID	Task Name	Duration	Start	Finish	Jan 0	Feb 0	Mar 0	Apr 0	May 0	Jun 0	Jul 0	Aug 0	Sep 0	Oct 0	Nov 0	Dec 0	Jan 0	Feb 0	Mar 0	Apr 0	May 0	Jun 0	Jul 0	Aug 0	Sep 0	Oct 0	Nov 0	Dec 0
22	Design Development School Board Presentation/Approval.	0.5 days	Thu 12/20/07	Thu 12/20/07																								
24	Construction Documents to 90% Completion-Set Maximum Allowed Construction Contract	10 wks	Thu 12/20/07	Thu 2/28/08																								
20	D-5 Submittal	5 days	Wed 1/2/08	Tue 1/8/08																								
23	D-6 Received from State	2 wks	Wed 1/9/08	Tue 1/22/08																								
26	Building Permit Review and Approval	4 wks	Thu 2/28/08	Thu 3/27/08																								
27	Constructibility Review Process	8 days	Thu 2/28/08	Tue 3/11/08																								
25	Contract Documents Special School Board Presentation/Approval Scope, Schedule & Budget	1 day	Mon 3/10/08	Tue 3/11/08																								
28	Contract Documents Final Corrections from Constructibility Review and Building Dept. Review.	14 days	Tue 3/11/08	Mon 3/31/08																								
29	Constructibility Backcheck	2 days	Mon 3/31/08	Wed 4/2/08																								
30	School Board Meeting-Release project	1 day	Wed 4/2/08	Thu 4/3/08																								
31	D-7 Completion of Submittal	1 day	Thu 4/3/08	Fri 4/4/08																								
32	D-8 Received	3 days	Fri 4/11/08	Wed 4/16/08																								
33	D-9 Submittal	3 days	Wed 4/16/08	Mon 4/21/08																								
35	D-10 Received	1 day	Mon 4/21/08	Tue 4/22/08																								
36	Contract Award	1 day	Mon 4/21/08	Tue 4/22/08																								
37	Construction Notice to Proceed	1 day	Tue 4/22/08	Wed 4/23/08																								
34	Construction	68 wks	Wed 4/23/08	Wed 8/12/09																								
39	Commissioning	30 days	Wed 7/1/09	Wed 8/12/09																								
38	District Move In	4 wks	Wed 8/12/09	Wed 9/9/09																								



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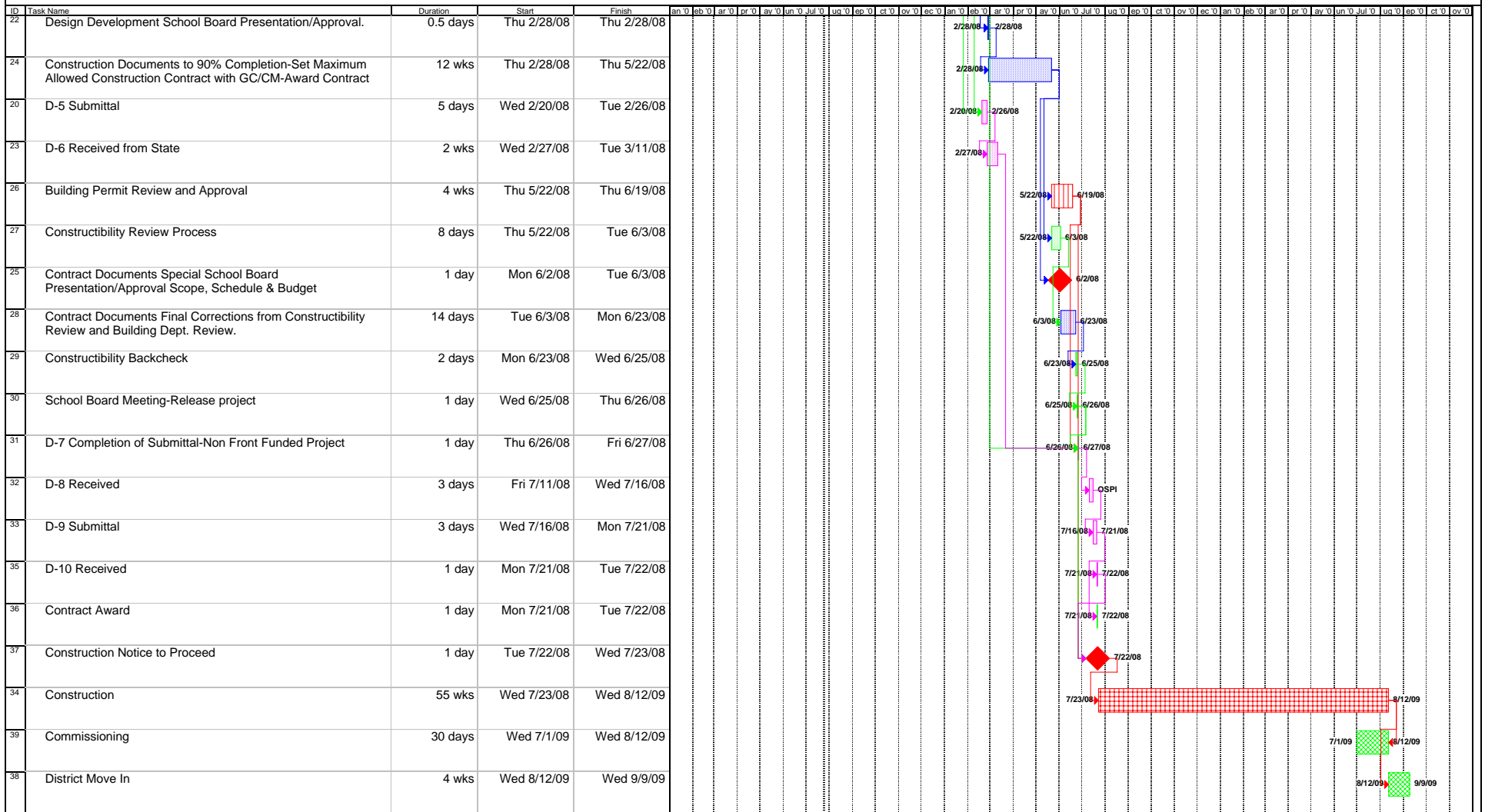
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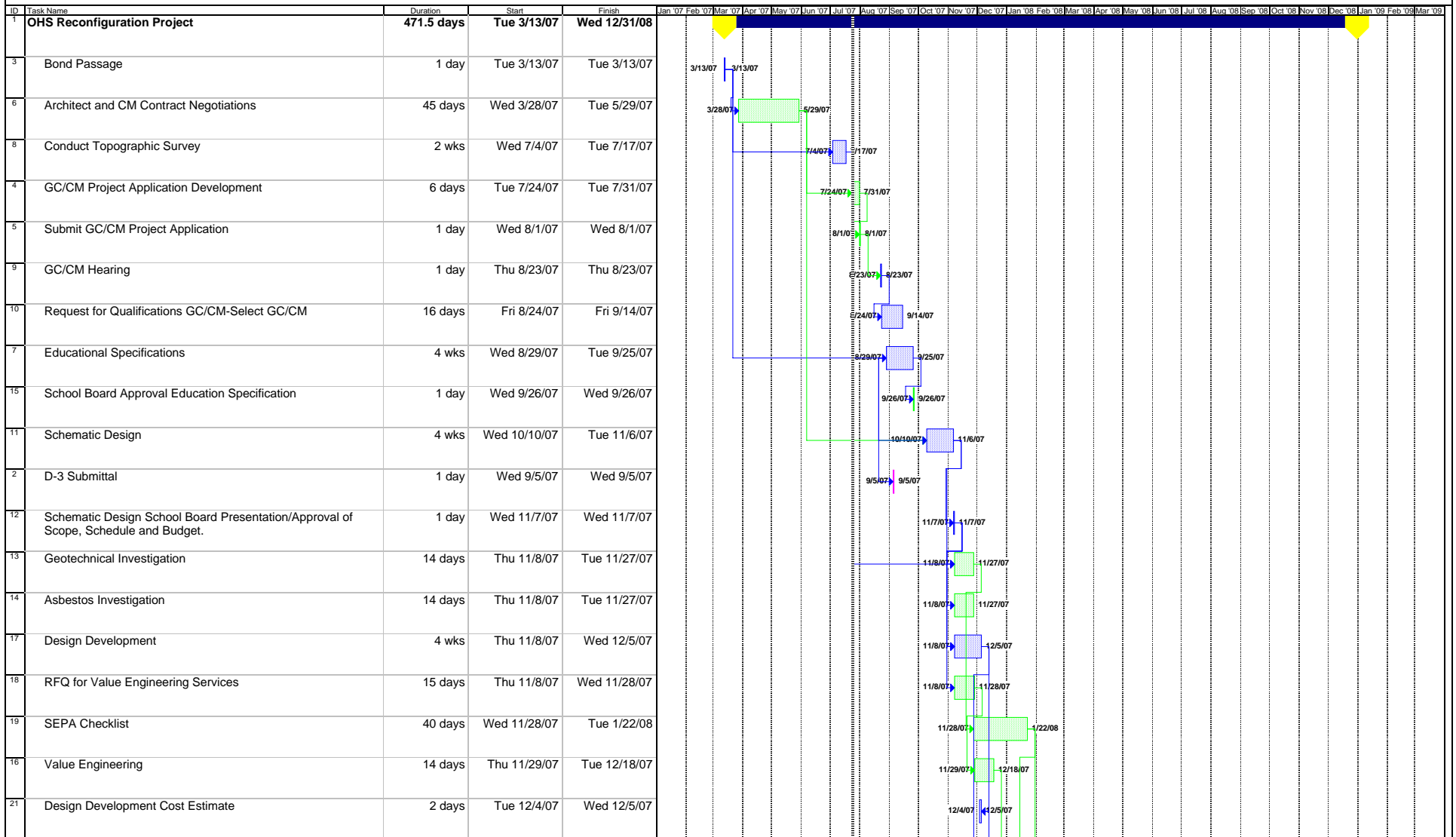
Specialists in School Buildings





CONSTRUCTION SERVICES GROUP

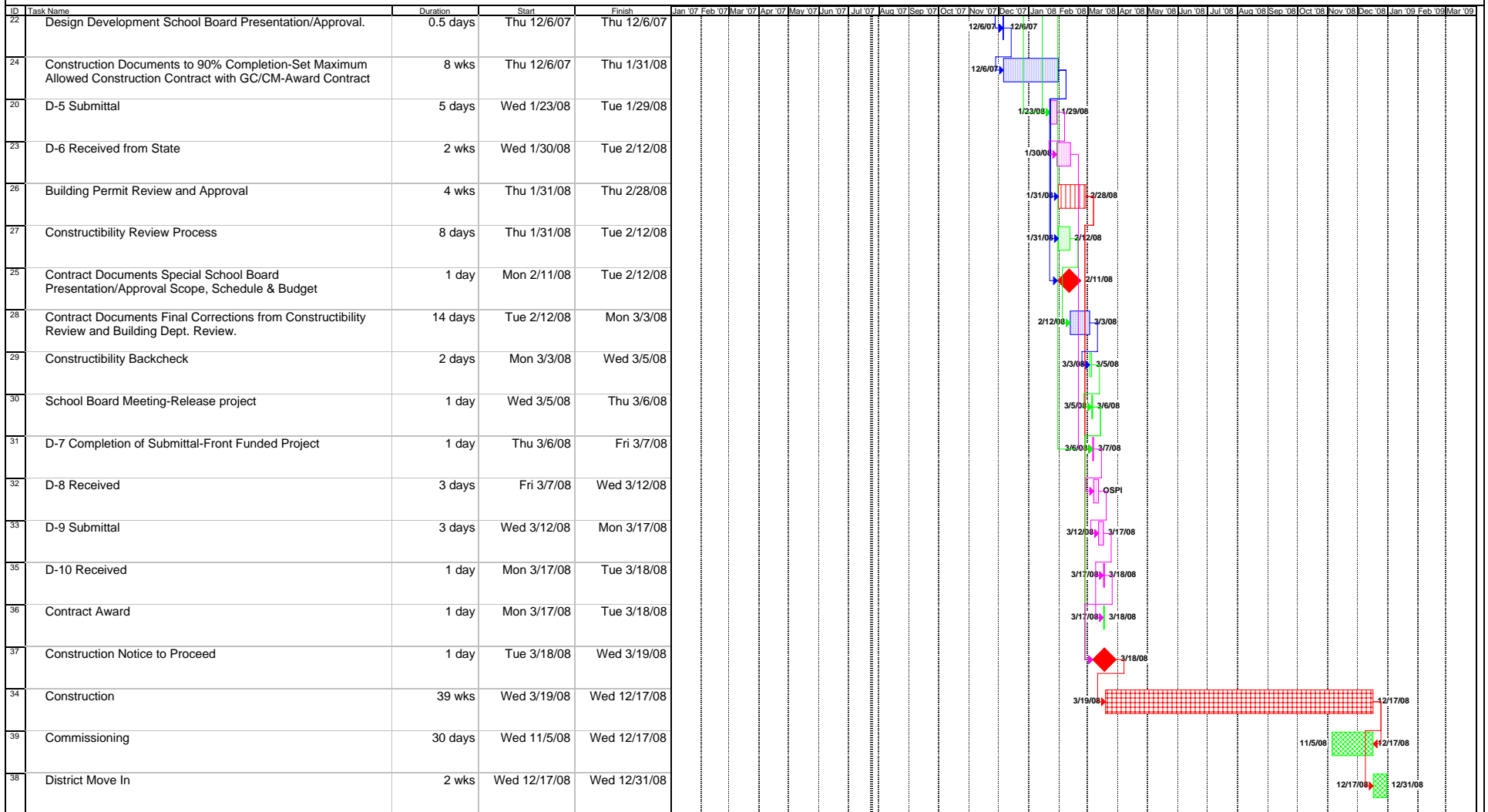
Specialists in School Buildings



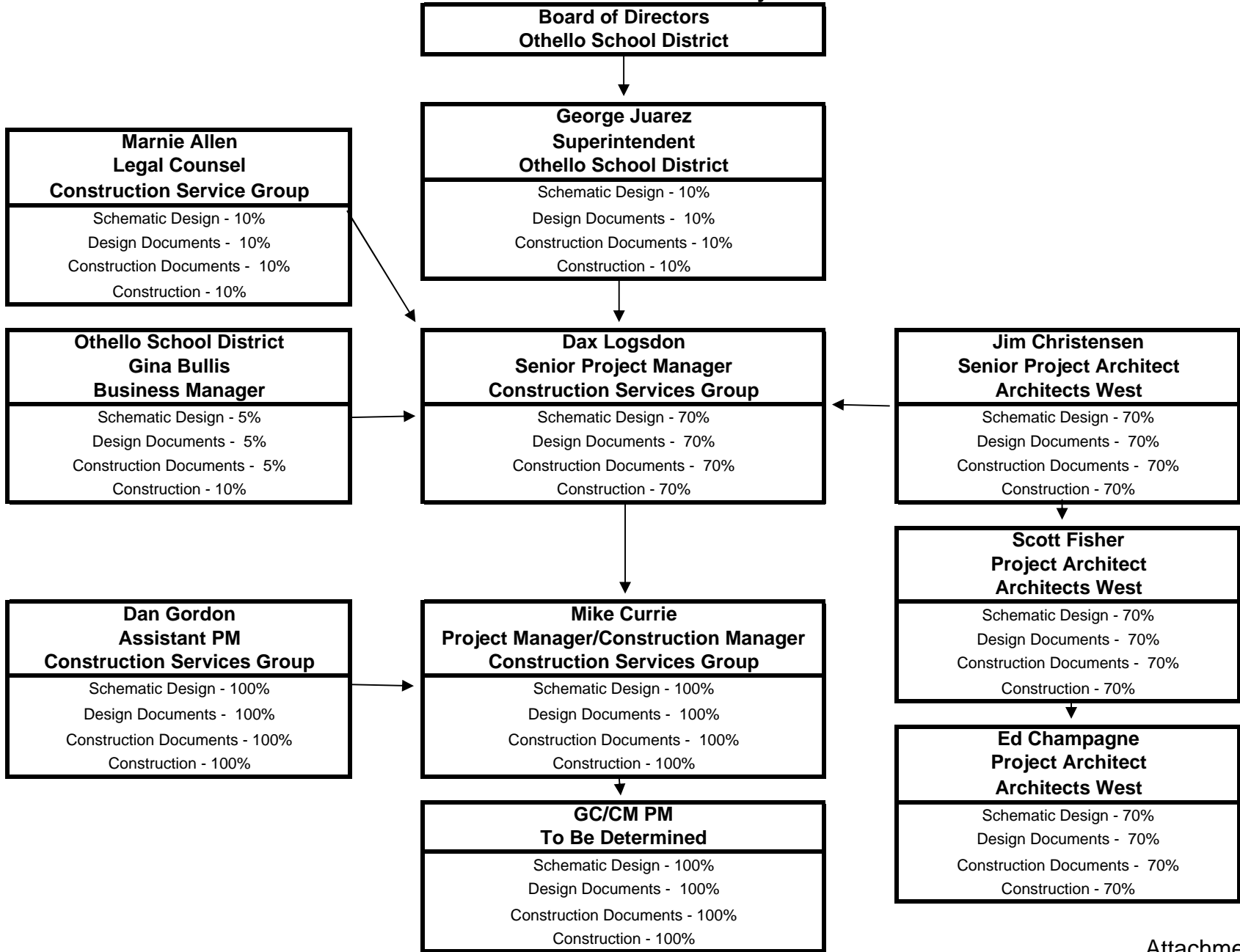


CONSTRUCTION SERVICES GROUP

Specialists in School Buildings



Project Organizational Chart Othello School District's Project



Project Organizational Chart Othello School District's Project

Roles and Responsibilities:

Superintendent-Administrative Oversight and Final Project Authority. Signing Authority.

Senior Project Manager-Management and Oversight of Construction Activities. Administers A/E and GCCM proposals and Contracts

Project Manager/Construction Manager-Project Lead and Point of Contact for all project-related issues and activities Responsible for Project schedule, budget, program, design and documentation.

Assistant PM-Assistant to the PM.

Business Manager-Finance Administration-Oversight of funding and budget.

Legal Counsel-Review of all legal documents and council.

Senior Project Architect-Management and Oversight of Design Activities

Project Architect-Project Design and Engineering.

Adams County - Othello School District 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	Alternative HS	Alternative High School	Design Bid Build	Apr-04	Aug-04	Apr-04	Aug-04	\$ 354,500	\$ 367,144	Unforeseen existing building conditions.
2	Storage Facility	Storage Facility	Design Bid Build	Oct-05	Dec-05	Oct-05	Dec-05	\$43,562	\$43,562	N/A
3	Hiawatha Roof Repair	Repair glue lam beams	Design Bid Build	Jun-04	Aug-04	Jun-04	Aug-04	\$73,000	\$73,000	N/A
4	McFarland	Classroom Reconfiguration	Self-performed	Jun-04	Aug-04	Jun-04	Aug-04	\$15,000.00	\$15,208	
5	Irrigation Line	Lutacaga/McFarland Irrigation line	Self-performed	Oct-06	Mar-07	Oct-06	Mar-07	\$60,000.00	\$ 51,261	

M^cFARLAND MIDDLE SCHOOL SITE #1

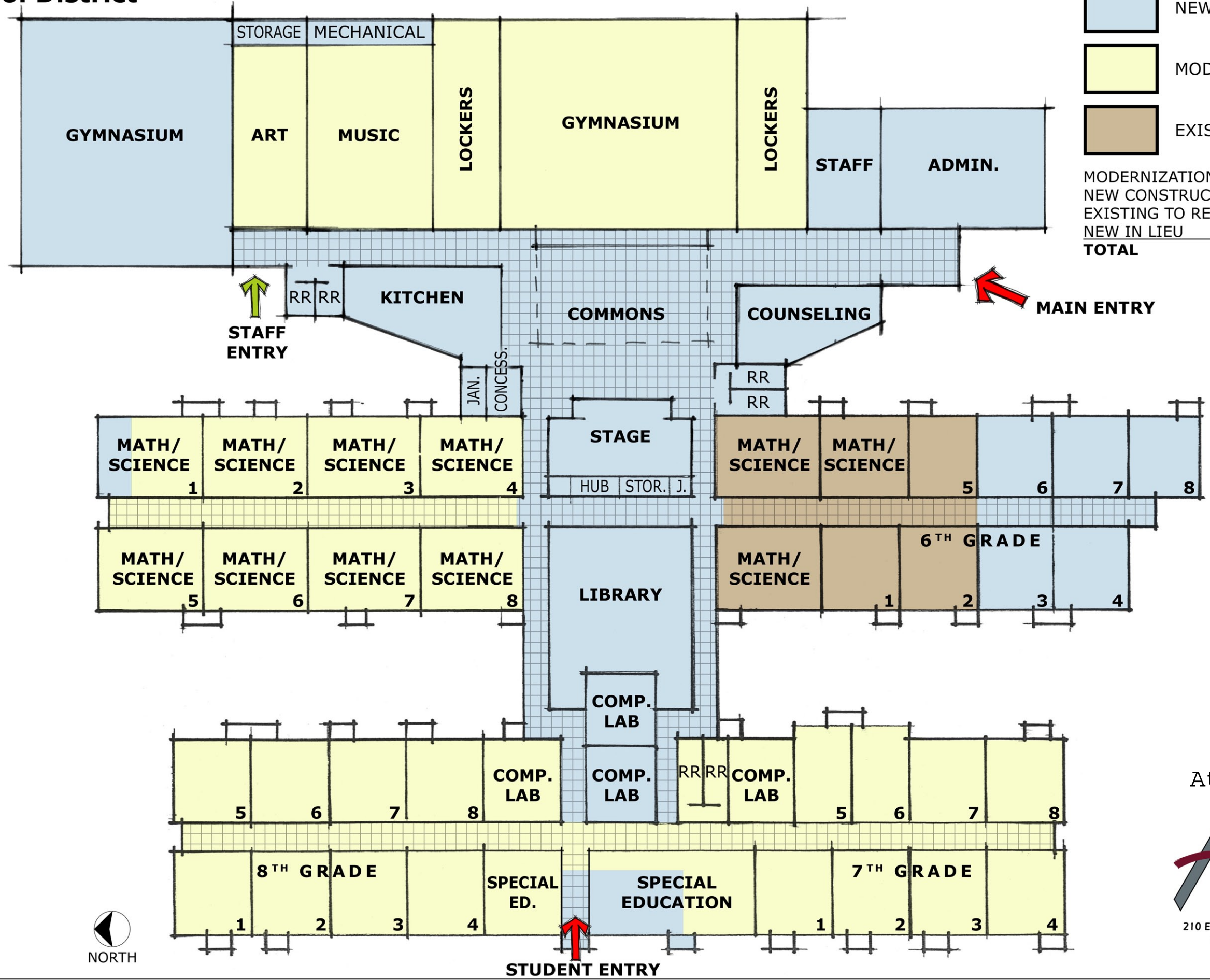
Othello School District

Option 3

LEGEND

- NEW ADDITIONS
- MODERNIZATIONS
- EXISTING TO REMAIN

MODERNIZATION = 55,600 S.F. +/-
 NEW CONSTRUCTION = 44,400 S.F. +/-
 EXISTING TO REMAIN = 7,400 S.F. +/-
 NEW IN LIEU = 2,100 S.F. +/-
TOTAL = 109,500 S.F.



DATE: JULY 18, 2007

Attachment D.1



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SITE #1
MCFARLAND MIDDLE SCHOOL



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION






WEST ELEVATION

LUTACAGA ELEMENTARY SCHOOL SITE 2

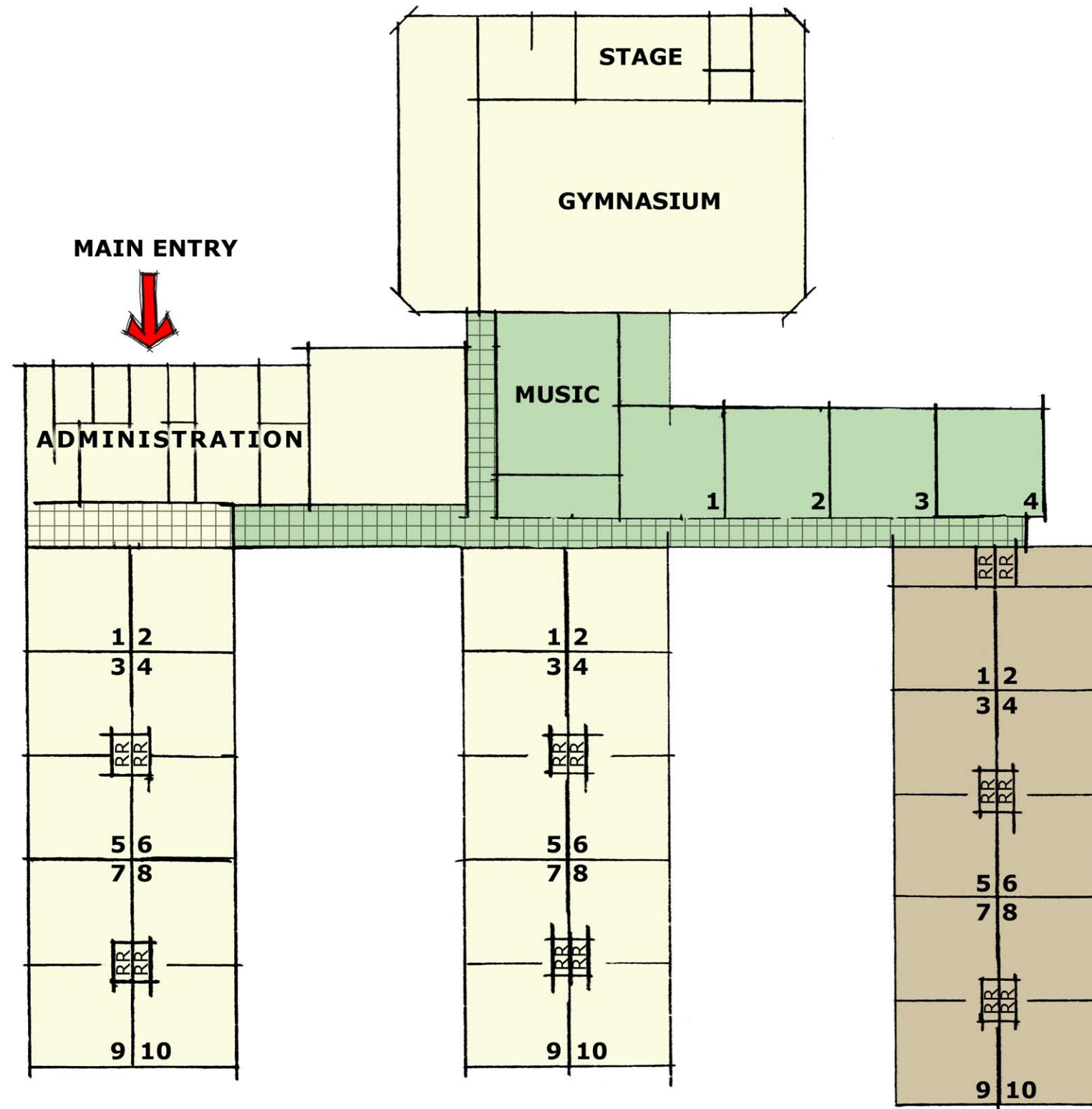
Othello School District

Option 1

LEGEND

-  EXISTING TO REMAIN
11,179 S.F.
-  NEW ADDITIONS
8,040 S.F.
-  MODERNIZATIONS
41,700 S.F.

SITE SIZE = 12.0 ACRES



Attachment D.3



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NORTH

DATE: JULY 18, 2007

SITE #2
LUTACAGA ELEMENTARY SCHOOL



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION


OTHELLO HIGH SCHOOL

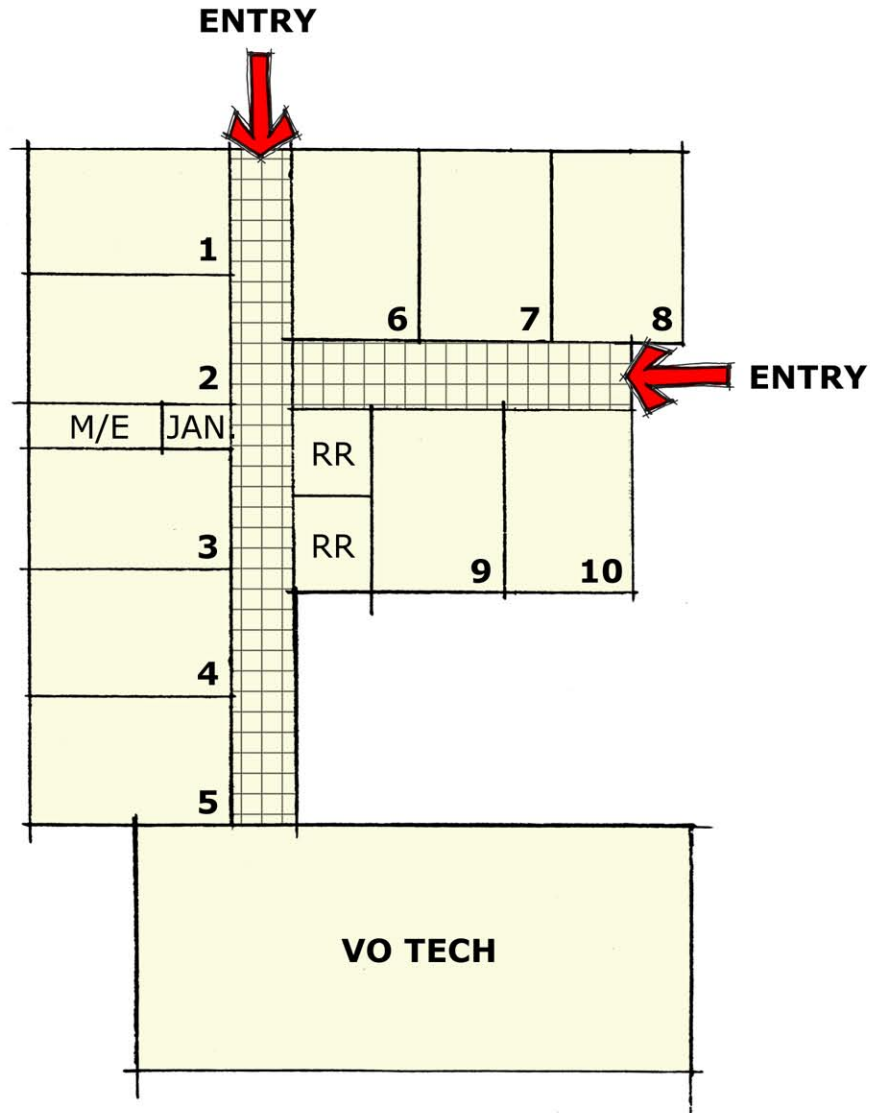
SITE #3

Othello School District

Reconfiguration - Option 1

LEGEND

 MODERNIZATION
19,000 S.F. +/-



Attachment D.5



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DATE: JULY 18, 2007



NORTH

SITE #3
OTHELLO RECONFIGURATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION