



WELLPINIT SCHOOL DISTRICT

Spokane Indian Reservation

P.O. Box 390 • 6270 Ford-Wellpinit Rd
Wellpinit, WA 99040

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September 1, 2010

Mr. Bob Dixon
Deputy Assistant Director
General Administration
Engineering & Architectural Services
PO Box 41012
Olympia, WA 98504-1012

Reference: Wellpinit School District No. 49 Application for Project Approval Using the General Contractor/Construction Manager (GC/CM) Procedure for the Wellpinit High/Middle School Modernization Project

Dear Mr. Dixon:

The Wellpinit School District is pleased to submit its application for project approval using the GC/CM procedure as prescribed in RCW 39.10 Alternative Public Works Contracting Procedures.

The Wellpinit School District serves all students on the 133,344 acre Spokane Indian Reservation. Our student body of 570, the staff and administration is in the process of exciting educational change and reform which will propel our students better prepared and into the 21st century. The District and the Tribe of Spokane Indians enjoy a long and rich educational partnership.

We recently organized the Wellpinit High/Elementary School into a High/Middle School facility which takes effect on September 1, 2010. Our project is to modernize our 24-year old, 64,100 square foot facility to meet the current and projected future curriculum needs. It is intended that this project provide a facility with an improved educational environment suitable to extend the beneficial life of this facility another 30 years.

September 1, 2010

The educational program and planning process resulted in the approval of the educational specifications in June 2010. The process involved the active participation of students, staff and the Tribal community. Our proposed modernization project fully supports the education specifications. Modernization improvements include replacement of HVAC systems and controls, building envelop improvements and restorations; electrical, life safety and interior finishes will be modernized. Site improvements include expansion of playfields to provide for PE curriculum, football, and soccer and track programs.

The District received a \$4.3 million dollar emergency construction grant by the US Department of Education and the State of Washington's Office of Superintendent of Public Instruction (School Facility and Organization) Form D-4 for Project Approval has determined the project is approved for state assistance percentage of 100% with a preliminary analysis of state funds at \$12.1 million dollars. We have assembled a proven and successful team of project/construction managers and design professionals who have extensive alternative (GC/CM and D/B) contract delivery experience in K-12 and other market sectors. Hill International, Inc (PM/CM) and Integrus Architecture, P.S. (A/E) will assist and guide the District through the programming, design, procurement, construction and project closeout phases.

We believe this project meets all the requirements for the use of GC/CM as stated by RCW 39.10.340 with the exception of specialized work required for a building that has historical significance. The Wellpinit HS/MS modernization is significant as this facility hosts major community and cultural events and is a place where the Spokane Tribe of Indians' traditions, practices and beliefs are taught to its children.

We are eager to bring a GC/CM partner to our team to further ensure this project is a success for our students, staff, and the Tribal community at Wellpinit. Our project manager Rusty Pritchard, CCM, leads our efforts for the Wellpinit HS/MS Modernization project.

If you have questions or require additional information regarding our enclosed application feel free to contact me or Rusty directly. I can be reached at (509)-951-3973 and Rusty can be reached at (509) 995-0631.

Thank you for your consideration of our application. We are poised to begin project design immediately.

Sincerely,

A handwritten signature in black ink that reads "Mr. Timothy Ames". The signature is written in a cursive, flowing style.

Timothy Ames
Superintendent

Enclosure (Application for Project Approval)

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)
or DESIGN-BUILD (D/B) 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 1-8 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: **Wellpinit School District No. 49**
- (b) Address: **6230 Ford-Wellpinit Road, Wellpinit, WA 99040**
- (c) Contact Person Name: **Mr. Timothy Ames** Title: **Superintendent**
- (d) Phone Number: **509-258-3545 x4001** Fax: **509-258-4065**
- (e) E-mail: **tames@wellpinit.wednet.edu**

2. Brief Description of Proposed Project

The proposed project includes a complete modernization of the existing 64,100 square foot Wellpinit School building originally constructed in 1985-1986 as a K-12 facility. This building, to be reconfigured to become a 6-12 high school/middle school, is located on a 20 acre site on the Spokane Tribe of Indians reservation in Wellpinit, Washington. It will initially serve approximately 150 students in grades 6 through 12 with a total capacity of approximately 300 students. It is intended that this project provide a facility with an improved healthful and efficient educational environment suitable to extend the beneficial life of this facility another 30 years.

Improvements to the building envelope include replacement of exterior doors and windows, roof replacement and restoration of exterior masonry and precast concrete panels.

Building mechanical, electrical, life safety systems and interior finishes will be replaced. The building interior will be reorganized to separately define middle school and high school student group areas with shared common use and curriculum support facilities to also be available for use by the larger Wellpinit Community.

Site improvements include expansion of playfields to provide for football, soccer and track athletic programs. Reorganization of site circulation will segregate student, parent, staff, and service vehicle traffic. Outdoor spaces will be reorganized to capture areas for outdoor learning separate from building service spaces.

Work will be phased and sequenced to provide for the continuation of the ongoing school program of activities during the course of construction.

3. Projected Total Cost for the Project:

3.1 Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 1,693,309
Estimated project construction costs:	\$12,997,807
Equipment and furnishing costs	\$ 500,000
Off-site costs	\$ 0
Contract administration costs (owner, cm etc)	\$ 1,215,559
Other related project costs (includes WSST, Owner project contingencies, utilities, permits and fees, and misc admin costs)	\$ 1,451,506
Total (with sales tax & contingency)	\$17,858,181

3.2 B. Funding Status

The Wellpinit High/Middle School is funded from three sources of revenue comprised of an awarded US Department of Education Impact Aid Construction Grant (\$4.3 million), anticipated state funding assistance (\$12.1 million) and District local share (\$1.4 million).

4. Anticipated Project Design and Construction Schedule

The project schedule summary is:

Project/Construction Manager Selection:	Completed
Architect Selection:	Completed
Programming & Educational Specifications:	Completed
Project Review Committee Presentation:	September 24, 2010
GC/CM Selection Phase	September – October 2010
Schematic Design Phase:	September – November 2010
Design Development Phase:	November 2010 – January 2011
Construction Document Phase:	February – June 2011
Negotiate GMP no later than:	May 2011
GC/CM Buyout Phase:	July – August 2011
Construction Phase:	August 2011 – December 2012
Closeout and Warranty Phase:	January 2013 – June 2013

The GC/CM selection process has been initiated internally within the District. The tentative schedule for GC/CM procurement, selection and integration into the project team will be completed by the end of October 2010.

See attachment B (Anticipated Project Design and Construction Schedule) for additional detail and schedule activities.

5. Why the GC/CM or D/B Contracting Procedure is Appropriate for this Project

5.1 District Vision: In 2003 middle school students were relocated from this K-12 facility. Prior to the onset of the 2010-2011 school year and in anticipation of opportunities presented by this modernization project for District students and staff, the District determined to configure this project for grades 6-12, relocating elementary students to their own, separate self-contained facility. Grade 6-12 students benefit from expanded curriculum opportunities resulting from shared facilities and staff resources while the District benefits from related operational efficiencies.

The Educational Specifications for this 6-12 grade level configuration modernization project were approved by the Board at its June 2010 meeting. Benefits of the GC/CM contract delivery method are discussed in the following paragraphs.

5.2 Complex Scheduling, Phasing and Coordination. The project's educational specifications and requirements will be supported by a total modernization of the entire facility. The GC/CM experience in complex phasing, construction scheduling/sequencing, detailed coordination planning to minimize disruption to the educational process and functions of the school is vital to the success of the project. Every square foot of the building facility and most exterior site features will be modernized in some way. The approved educational specifications created alignment within the school of functional and operational areas that blend very well. Creation of academic learning centers/communities and educational support spaces for career and technology education (CTE); science; language arts; business; music and tribal cultural arts; and a larger and functional library with computer classrooms are programmed for this modernization plan. The GC/CM's ability to understand the end goal up front and early in the design process will assist in development of a successful design and construction phasing plan that is sound and safe. Planning around the daily operational commitments of a central office, the central kitchen that serves the District's other school, and maintenance/transportation activities will be a challenge.

The Wellpinit High/Middle School will be fully occupied during the design and construction phases. The District does not have the ability, spatially or financially, to relocate the entire high/middle school students and staff into a separate facility during the modernization. These project demands are complex and require a high level of integration to support ongoing school activities alongside efficient contractor/subcontractor work flow.

A construction project schedule developed in concert with the GC/CM promotes practical and effective investigations by the District, the GC/CM and design team to positively impact the design, construction phasing and would provide a communication tool for everyone to respond to or be aware of what is to occur next on the project. Continual communication concerning schedule matters can reduce the stress on students, staff, parents and community members.

5.3 Safety: Foremost to the project and the District is the safety of students, staff, the public and the construction workers. Construction must be coordinated around the safety of all. In particular, safe circulation (access and egress) of students and staff through a construction zone must be carefully coordinated. Modernization of the central core facilities such as administration, elevator, the kitchen and loading dock and physical education areas will have to be completed during the summer months. It is envisioned that incremental phase and construction after hours will allow the work to proceed faster while maintaining the same standard of care and quality of work.

5.4 Minimizing Disruption/Impact on the Educational Process: Construction in an operating school is taxing for everyone. To reduce impacts the GC/CM will be a valuable partner in identifying and resolving issues related to this requirement. Construction staging, sequencing of operations, swing space planning can be accomplished early in the design process coordinated with subcontractor bid packages for execution with clear direction and minimal ambiguity in bidding and accomplishment of the work.

Identification of construction staging lay down and delivery areas alongside school activities is critical. Planning safe separation of contractor and student activities is basic. The District has identified 5 general classrooms which can be used for swing space during modernization. Temporary and secure storage space is available in a large metal building on

site. The District is exploring an opportunity to turn over the building north wing for development of primary mechanical and electrical building service, for development of primary vertical circulation and for early expansion of classroom availability to expand classroom swing space. Temporary locations for the north wing's existing wood shop and maintenance area are being explored. The GC/CM's experience in integrating design investigations, and producing bid packages that will provide efficient use of time and space for construction operations here we believe will gain time on the overall construction schedule.

5.6 Fire Safety and Communications within and outside of the existing facility: Fire alarm, fire protection and communications systems must be maintained while improvements to and modernization of the existing low voltage systems are being accomplished.

5.7 Daily Maintenance and Logistical Support: Revisions and improvements to the traffic circulation for maintenance, delivery and loading/unloading zones adjacent to the north wing must be maintained during the school year. Improvements in the central kitchen and loading dock area should be accomplished during the short summer months. The kitchen here serves the central kitchen for the entire District.

5.8 Indoor Air Quality and Circulation. The facility HVAC system will be modernized to replace unit ventilators and outdated pneumatic controls. Coordination of M/E/P demolition and installation of new HVAC systems while maintaining and improving the indoor air quality and temperature climate control is critical to which the GC/CM can bring important experience and insight.

5.9 Preconstruction services should include new M/E/P system exploration to facilitate design and to identify and resolve design coordination issues.

5.10 Installation of temporary telecommunications, fire alarm and intercom systems are needed to provide students and staff with immediate emergency notification during construction.

5.11 Investigative work (non- or limited destructive) with the goal to determine as-built conditions, present recommended construction approaches for civil, architectural or M/E/P systems provide a more certain scope of the work. This results in more accurate estimates for integration into the project construction budget and bid packages.

5.12 Identification and resolution of site and interior ADA deficiencies will aid the design team by providing a thorough survey of existing conditions.

5.13 Planning for emergency routes, and contingency plans for evacuation and access in case of emergencies within an active construction site requires input from the GC/CM from the start. Our experience confirms that early planning with the GC/CM and coordinated with local and state authorities having jurisdiction for compliance with prevailing codes is an important component of a successful life safety plan.

5.14 As noted, the logistics of maintaining a functioning school program needs careful thought and comprehensive coordination during design. The GC/CM provides a significant contribution to the design to ensure temporary systems; barriers; services; facilities; circulation; and student safety are all integrated into the project design. The GC/CM's input in the design results in a safe environment, minimal changes and change orders and timely completion of phased construction operations with less disruption.

5.15 An occupied school with 250 students, staff and active monthly community use.

5.16 New electrical service and modernization/replacement of mechanical systems while maintaining use of the existing systems will require well coordinated cut over phasing, educational contingency and complex integration plans that support the daily operational and extracurricular environment.

5.17 The school is located approximately 50 miles from the local Spokane market. However, the site is considered a remote location on the Spokane Tribe of Indians reservation. Careful planning for ordering and delivery of supplies and services from subcontractors and suppliers should be built into the schedule.

5.18 Washington State's Office of the Superintendent of Public Instruction (OSPI) School Facilities requires GC/CM participation in value engineering and constructability review for the project.

6. Public Benefit

6.1 Public benefits include fiscal responsibility and accountability to federal, state and local sources of funds. Reduced construction costs result in savings to the District. Maintaining school program of activities alongside construction activities is one economic benefit, but demands careful planning for operational and student safety.

Fiscal responsibility and accountability for federal, state and local funding begins with agreed to practices for accounting of those funds for conformance with OSPI D Form Process and requirements of the federal grant. Coordination and development of bid packages, acquisition of supplies and services, coordination with established District account codes which can then be transmitted to all federal, state and local agencies are all necessary for full and open book accounting. Development of clearly defined bid packages that are tailored to the federal grant can be clearly audited or reviewed. Development of a schedule of values in the design phase will support clear definition of the sources of funds.

Actual market condition expertise ensures improved clarity of the design necessary to negotiate a Guaranteed Maximum Price. This also assists in developing strategies to maximize buyout power during the design process using the value engineering and constructability review information applied to marketing the project. . In the design phase, GC/CM insight to identify and resolve phasing, sequencing of construction and logistical challenges will save project costs.

The use of the GC/CM process allows the public the benefit of safe facility use during construction. Developed phasing plans will consider the risks first, mitigate and communicate/execute the phasing plans with minimal disruption to educational, extracurricular and Tribal cultural activities. A safe environment during construction is the District's top priority. The GC/CM's experience with complex scheduling to anticipate where major construction impacts occur will assist school administrators and staff to prepare plans for operational relocations minimizing disruptions before they become issues. In addition, minimizing relocation costs is a public fiscal benefit.

7. Public Body Qualifications

7.1 Organization Qualifications. The Wellpinit School District has hired two professional organizations that have the proven experience to manage the proposed GC/CM project.

- 7.2** The District has retained Hill International, Inc to serve as the Owner's Representative and manage the entire project from predesign, the GC/CM procurement and process, construction and closeout phases. Hill International, Inc. assisted Washington State University to establish its GC/CM operational and procurement procedures to follow RCW 39.10 from 1998 to 2002. Hill (formerly known as KJM & Associates) was involved in five of WSU's first GC/CM projects providing program oversight, GC/CM procurement and project/document controls (scheduling and budget controls). The five successful GC/CM projects scope totaled more than 510,000 square feet and \$105 million dollars.

Hill successfully managed and completed one of the first ten OSPI K-12 GC/CM demonstration projects used in the State of Washington. The Clovis Point Middle School (84K square feet, \$13.5 million dollars) project was completed on time in 2004 and project savings were given back to the District. Since, 2004, Hill has successfully managed three K-12 GC/CM projects totaling 425,000 square feet and \$127 Million dollars. Those GC/CM projects include Wahluke High School, Marysville High School and Steilacoom High School. Hill developed standard GC/CM Request for Qualifications/Proposal (RFP/Q), selection documents and contract specialist documents and has refined them over time to reflect current RCW's requirements.

Hill's additional alternative contract delivery experience includes program/project management on five Design-Build projects which include Federal, public and private owner projects. Hill was involved from start to finish on these projects from development of RFQ/P solicitation documents to project close out.

- 7.3** The District's selected architecture/engineer firm is Integrus Architecture, P.S. of Spokane, Washington. Since the late 1970's, Integrus has been extensively involved in aggressively scheduled, fast track projects in the public and private sector, including GC/CM. Most of these projects have been highly technical, involving complex issues on higher education campuses, occupied K-12 facilities modernization projects, sophisticated electronics facilities, and biotechnology complexes. Their most recent, successful GC/CM project was the \$90 million dollars, 160 square foot Spokane Facility District Convention Center Expansion project.

Integrus' experience indicates that by including the contractor early in the project, time can be saved, and the close collaboration results in a smooth running construction process which successfully addresses the complexities inherent in accommodating ongoing school programs and activities, alongside the work of the developing projects.

- 7.4** Mr. Christopher Hirst, KL& Gates, LLC serves as district legal counsel for the project. Chris is a member of the State of Washington's Capital Projects Advisory Board (CPARB) for private industry. His K12 GC/CM experience includes projects that have involved complex scheduling/phasing and historical renovations. Examples of those projects include providing legal assistance to Tacoma School District for the Stadium and Lincoln High School projects; Wahluke School District on its new high school and Northshore School District's Bothell High School. His most recent, relevant GC/CM legal assistance is at attachment D.

- 7.4** Project Organizational Chart. The District's team of Hill, Integrus and KL & Gates are no strangers to the GC/CM process and has worked together or in combination on

previous traditional and alternate contract delivery methods. See attachment C (Project Organizational Chart) for our project team.

7.5 Staff Biographies for the Wellpinit High/Middle School:

Bill Grubich, CCM, Vice President, Hill International, Inc. Bill is a certified construction manager and has over 35+ years of construction management experience using traditional and alternative construction contract delivery methods (DBB, DB and GCCM). For the last 15 years, he has been involved as either a program/project PIC for numerous K12 and higher educational facility construction programs/projects. He was a consultant program/project manager who assisted WSU in its development and implementation of the university's GC/CM procurement and contract process from 1998 to 2002. He provided program/project oversight services on 5 WSU GC/CM projects totaling \$105 million dollars and 501,000 square feet. In addition, he was the project manager on two Washington State K-12 GC/CM and 1 K-12 D/B (Bureau of Indian Affairs) projects. He served as Principal-In-Charge (PIC) to the Steilacoom School District's Steilacoom High School GC/CM project. Bill serves as an advisor to the Superintendent, Wellpinit School District and is responsible for Hill International's performance and quality assurance of Hill's services to the District.

Rusty Pritchard, CCM, Senior Project Manager, Hill International, Inc. Rusty is a certified construction manager and has over 30 years experience in project/construction management experience using traditional and alternative construction contracting processes in the public sector (US Army Corps of Engineers, Washington State K-12 School District and Spokane International Airport). His GC/CM experience includes fulltime project manager on the \$31 million dollar Steilacoom High School New Addition and Modernization GC/CM project. He was responsible and directly involved in the GC/CM procurement (RFQ/P), GMP negotiations, design, construction and project close out phases. He currently is the project manager for GSA's \$45 million dollar, 301,000 square foot D/B Thomas S. Foley US Courthouse modernization project. He is responsible for Hill and its consultant's performance to GSA for RFQ/P procurement, design and construction management and close out phases. He assisted in negotiations to deliver a successful firm fixed price contract with the D/B Contractor. D/B Rusty was a construction manager on Spokane International Airport (SIA) \$16M D/B parking garage project providing on site construction and contract compliance quality assurance for SIA. Rusty is Wellpinit's Owner's representative and project manager serving fulltime and is directly responsible for advising, preparation and execution of the GC/CM procurement (RFQ/P), design and construction and project closeout phases. He will oversee and be responsible to the District and Board on all operational project matters and serve as the District liaison with external public or private entities.

Matt Walker, AIA, Construction Manager, Hill International, Inc. Matt possesses over 24 years of design and construction experience using traditional and alternative construction contracting methods. His relevant experience in alternative construction contracting includes: Project manager on the \$90 million dollar GC/CM Spokane Convention Center Expansion. He was personally responsible for the GC/CM procurement. He served as the Spokane Facility District's representative during design, construction and occupancy. Matt served as an architect liaison and FF&E coordinator on a fulltime basis in design and construction for the Kalispel Tribe Economic Authority (KTEA) \$215 million dollar Northern Quest Hotel and Casino

Expansion D/B project. Matt currently serves as the project architect with Rusty on the Hill team for GSA's \$45 million dollar GSA D/B Thomas S. Foley US Courthouse modernization project. He assists Rusty in RFQ/P procurement documents; design phase submittal reviews and manages Hill consultants that support GSA. Matt will serve as the construction manager for the Wellpinit and serve fulltime during the construction, occupancy and project closeout phases.

Katharyn Getchell, CCC, PSP, Hill International, Inc. Katharyn's GC/CM experience includes providing scheduling overview services on the first 5 WSU GC/CM projects from 1999 to 2002 (\$105 Million dollars/501,000 square feet). Her recent and relevant alternative contracting experience includes providing fulltime project controls (schedule and budget controls) support on three Washington State K-12 GC/CM projects (Eastmont – Clovis Point Intermediate School and the Wahluke and Steilacoom High School projects). Katharyn's direct responsibility on the Wellpinit project is to provide monthly project controls (budget reconciliation) and reimbursement claims submittals (US Department of Education Impact Aid Grant and OPSI State Assistance).

Todd Smith, Construction Manager/Senior Scheduler & Estimator, Hill International, Inc. Todd provided monthly scheduling and estimate reconciliation reviews during the design and construction phases of the \$31 million dollar Steilacoom High School GC/CM project. Todd served as Hill's fulltime senior estimator/scheduler for the Kalispel Tribe Economic Authority \$215 million dollar Northern Quest Hotel and Casino Expansion D/B project. During design and construction, Todd was responsible for all estimate reconciliations, schedule review/comments and change order pricing reviews. Currently, Todd is the fulltime PM/CM for the KTEA's \$5 million dollar D/B Convenience Store project which was completed on time and within budget in August 2010. Todd continues to provide monthly design/construction scheduling reviews and estimate support to Rusty on the Hill team for GSA's \$45 million dollar GSA D/B Thomas S. Foley US Courthouse modernization project. Todd's responsibility on the Wellpinit project is to provide estimate reconciliations between the Architect and the GC/CM during the design phase, provide monthly scheduling reviews/comments, and change order pricing reviews.

Rick Berg, AIA, NCARB, Integrus Architecture P.S. Rick is familiar with the issues involved in alternative delivery methods outside of the usual design-bid-build process and understands the benefits of the early collaboration that helps to establish project parameters early on in the process and work together in creating solutions. Over the years, Rick has gained a wealth of experience working with alternative delivery methods. Rick was the project manager on the recent Spokane Convention Center Renovation & Expansion which added 160,000 square feet of exhibit hall and convention facilities. He provided the owner with counsel and participated in the GC/CM interview process. Additionally, Rick has been principally responsible for the management, coordination and production of design and construction documents for the U.S. Embassies in Bogota, Columbia; Conakry, Guinea; Bamako, Mali; and Freetown, Sierra Leone. These design/build projects have a demanding schedule of 28 months from start of design to completion of construction. The design was completed in 8 months with fast-track site and foundation packages. Rick guided the District in development of the program educational specifications and will serve as the project planner and designer. He will remain involved in the project until closeout.

Preston Potratz, AIA, NCARB, Integrus Architecture P.S. Preston takes responsibility for quality control management and constructability review for major projects within the firm. He understands the benefits of design/build, and GC/CM, such as the early collaboration of the Owner, the design team, and the construction team. An example of the GC/CM delivery method includes the Health Sciences Facility at the WSU branch campus in Spokane, WA. The project was completed ahead of schedule with a significant contingency surplus and is a project which all members of the team feels is of superior quality. Additionally, Preston was most recently involved as the Principal Project Manager for a \$190 million design/build project. The 21-building, 564,000 sq. ft. Coyote Ridge Corrections Center Expansion was a fast-tracked project with a 28-month completion schedule from Notice to Proceed to Substantial Completion. The project had approximately \$30m in additional scope added to the project and still completed ahead of schedule and under budget. Preston serves the Principal-in-Charge of the Integrus team and serves as an advisor to the Superintendent, Wellpinit School District. He will remain on the project until project closeout.

Forrest Shannon, RA, Project Manager. Mr. Forrest Shannon is a skilled project manager with a strong background in all phases of design services. Forrest has managed, coordinated and monitored the production of design and construction documents for many projects, maintaining liaison functions with both owner and consultants. Additionally, Forrest has been the project manager three recent design/build projects for the United States Department of State, including the New Embassy Compound in Djibouti, Djibouti, New Consulate Compound in Tijuana, Mexico, and the New Embassy Compound in Sarajevo, Bosnia-Herzegovina. These design/build project have a demanding schedule of 28 months from start of design to completion of construction. The design was completed in 8 months with fast-track site and foundation packages. Forrest will be the Project Manager for the manage Integrus' day to day design operations and procedures that support the GC/CM process and provide construction administration support to the Owner and the GC/CM to project closeout.

Roger Roen, Construction Cost Estimating, Roen Associates, Inc. Roger is a licensed architect specializing in construction cost estimating, value engineering, and construction cost management who uniquely understands the impact of design and planning decisions on construction costs. This understanding is essential in analyzing value and cost effectiveness in overall facility design and leads to savings for the owner in budget, schedule and program. Roen Associates, Inc has helped District's prepare budgets prior to bond issue measures and performed estimates, value engineering studies, and constructability reviews on countless K-12 facilities in this region. A proper and thorough analysis of costs is the most important ingredient in all of those efforts and that understanding is the largest reason for the enormous volume of repeat work we have done in our 22 year history. Mr. Roen is particularly experienced in performing parallel cost estimates with GC/CM's during the design process. Roen Associates worked on one of the first such projects in the Inland Washington, the WSU Health Sciences Building. Roen's estimates were very close to those of the GC/CM, (Shea-Graham), and Roen participated in the Value Engineering efforts as well. Such work has continued through many Inland Empire GC/CM projects including the recent Science Building at Whitworth University and the Spokane Convention Center Expansion project. Roen's work is respected by everyone on the building team; owners, architects, and general contractors. Roger will provide estimating/reconciliation support to Integrus for the project.

See Attachment D (Staff Qualifications Matrix for additional information on the District's project team experience.

7.6 Relevant Project Construction Experience:

Specifically, the District's project management team has demonstrated successful project and construction completion on three K-12 GC/CM projects from program inception to occupancy phases. The previous presented project team's GC/CM qualifications and experience and the project organizational chart depicts the depth, experience and commitment for successful project completion that will benefit the District, its constituents and the general public.

7.7 Project Controls:

The Wellpinit School District project is managed by using standard and established project and construction management controls to positively affect the project's quality, cost, schedule and risk. Procedures prescribed by the Construction Management Association of America (CMAA) for the project manual and construction management plans are the foundation for successful processes and projects. A proactive project master and milestone schedule, timely communications to/from the District and the Board of Directors to make timely decisions and updated budgets and cash flow reporting/forecasting are the key activities of this project.

Project Management and Decision-Making – Rusty Pritchard will have day to day and overall responsibility to the Superintendent for development of courses of action and recommendations which need a decision by the District or its Board of Directors. Matt Walker will provide assistance to Rusty during all phases of design and act in his absence. Rusty will present monthly updates to the District and Board of Directors concerning the status of project's schedule, activities, budget, reimbursements and issues that require Board action. Special Board meetings to address time-sensitive decisions will be called by exception to keep the project moving forward. A District GC/CM selection committee will be established to review and make a GC/CM selection recommendation to the Board.

Communications – The District will use a variety of well-established formal and informal tools to provide effective communications with all of those involved in the project. The project management team will meet at least weekly with the GC/CM during the design phases and report progress to the District and its Board of Directors. Hill will provide use of a "SharePoint" Site for document control and restricted access to the design team and District stakeholders. Monthly project status updates will be posted on the District's webpage. Contract documents are provided by District's legal counsel and have very clear language concerning GC/CM preconstruction and construction services, the MACC and GMP.

Budget and Cost – The District will use Primavera's P3™ to manage the project and budget. The District and Hill developed cost account codes to meet the US Department of Education Impact Aid Grant and OSPI funding requirements. Cash flow projections have been developed and maintained for reporting and reimbursement documentation. The project's budget has been shared and procedures for reporting and reimbursement have been coordinated with US DOE and OSPI School Facilities. Established budget reconciliation processes and procedures are already in place and operating between Hill and the District.

Continual coordination with OSPI and US DOE occurs as issues or reporting requirements approach.

At each phase in the design, Integrus is contractually obligated to reconcile their cost estimate based upon the progress of its design within the MACC. The GC/CM and Hill will prepare independent estimates of the design. Hill will lead the reconciliation of the estimate between Integrus and the GC/CM. When the design is within the MACC budget, Integrus will be given written authorization to proceed to the next stage of the design.

Copies of all project budget and project status reports will be provided to all stakeholders based upon the project communications plan matrix.

Schedule - The project's master schedule is developed in P3™. The overall schedule will be provided in the GC/CM RFQ/P documents. Project specifications will require the GC/CM to use Primavera P3™ scheduling software and the specifications will require the GC/CM to have demonstrated experience and qualifications on the use of this software. Prior to issuance of a NTP for construction, a baseline schedule will be submitted to Hill for review and comment. Approval of the baseline schedule by the District project team sets the stage for all future changes to the schedule based upon conditions. Monthly GC/CM construction progress updates with a narrative will be a requirement in the scheduling specifications.

Quality Assurance – The District formed a project Core Committee comprised of staff, administrators, community members and a board member to provide input on the educational specifications requirements and make recommendations to the Board of Directors. The District's building team comprised of certificated and classified staff provided the majority of the input to the program educational specifications and quality requirements. The District hosted community information meetings to provide input on the educational specifications and/or quality requirements in the school. The Wellpinit High/Middle School students were provided a unique opportunity where the entire student body provided input on the project.

Integrus Architecture facilitated an Eco-charette within the District to determine which Washington State Sustainable School Protocol (WSSP) scorecard will be used and incorporated into the project design. This information will be shared with the GC/CM upon its selection. Integrus Architecture and Hill's commissioning agent will host several design engineering meetings with District maintenance and information technology personnel to gain input on systems slated for modernization.

The GC/CM will provide valuable input on quality, maintainability/sustainability on finishes and systems during value engineering, constructability reviews and continual 'over-the-shoulder' reviews as required.

The District's planned GC/CM selection process is based upon its project management team's experience using established and current RFQ/P processes. Final selection is based upon a weighted combination of qualifications, including interview, and cost of fee and specified general conditions. The following is a summary of the key activities for the GC/CM procurement process:

<u>Date</u>	<u>Activity</u>
August 25, 2010	Receive School Board Approval/Final Determination
September 24, 2010	Project Review Committee Presentation
September 27, 2010	Advertise & Issue GC/CM RFQ/P (subject to PRC approval)
October 11, 2010	RFQ submittals due
October 14, 2010	Shortlist GC/CM & Issue RFP, including Agreement and Specified General Conditions
October 21, 2010	Conduct GC/CM interviews & receive fee proposals, evaluate proposals
October 27, 2010	Special Board Meeting to recommend/select GC/CM
October 28, 2010	Notify GC/CM of approval and issue NTP

The project draft contractual documents were prepared by Mr. Christopher L. Hirst, KL & Gates. He has prepared a baseline document for the GC/CM Form of Agreement between the Wellpinit School District and the GC/CM and the General Conditions of the Contract for Construction (For GC/CM Projects). He has reviewed the requirements of the US Department of Education Impact Aid Grant and has incorporated contractual compliance of Federal and State requirements into the agreement.

Rusty Pritchard and Chris Hirst have worked closely on the Wellpinit and the Steilacoom High School GC/CM projects to coordinate the RFP, Division 0 and 1 documents for project specific issues and requirements. Hill will coordinate, advertise and manage the District's GC/CM RFQ/P package and procurement and make recommendations to the District on the GC/CM selection.

8. Public Body (your organization) Construction History:

The Wellpinit School District capital improvement project within the last six years is below:

Project Number/Name/Description	Contract Method	Planned Start/Finish Date	Actual Start/Finish Date	Planned/Actual Budget Amount	Reason for budget/schedule overruns
Field House/ 19,000 SF metal enclosed structure	D-B-B	Sep 2004/ Sep 2006	Sep 2004/ Sep 2006	\$519,930/ \$519,930	N/A

9. Preliminary Concepts, sketches or plans depicting the project

See Attachment E, Sketches E – 1 to E – 6.

10. Resolution of Audit Findings on Previous Public Works Projects

There have been no audit findings on any Wellpinit School District capital projects.

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

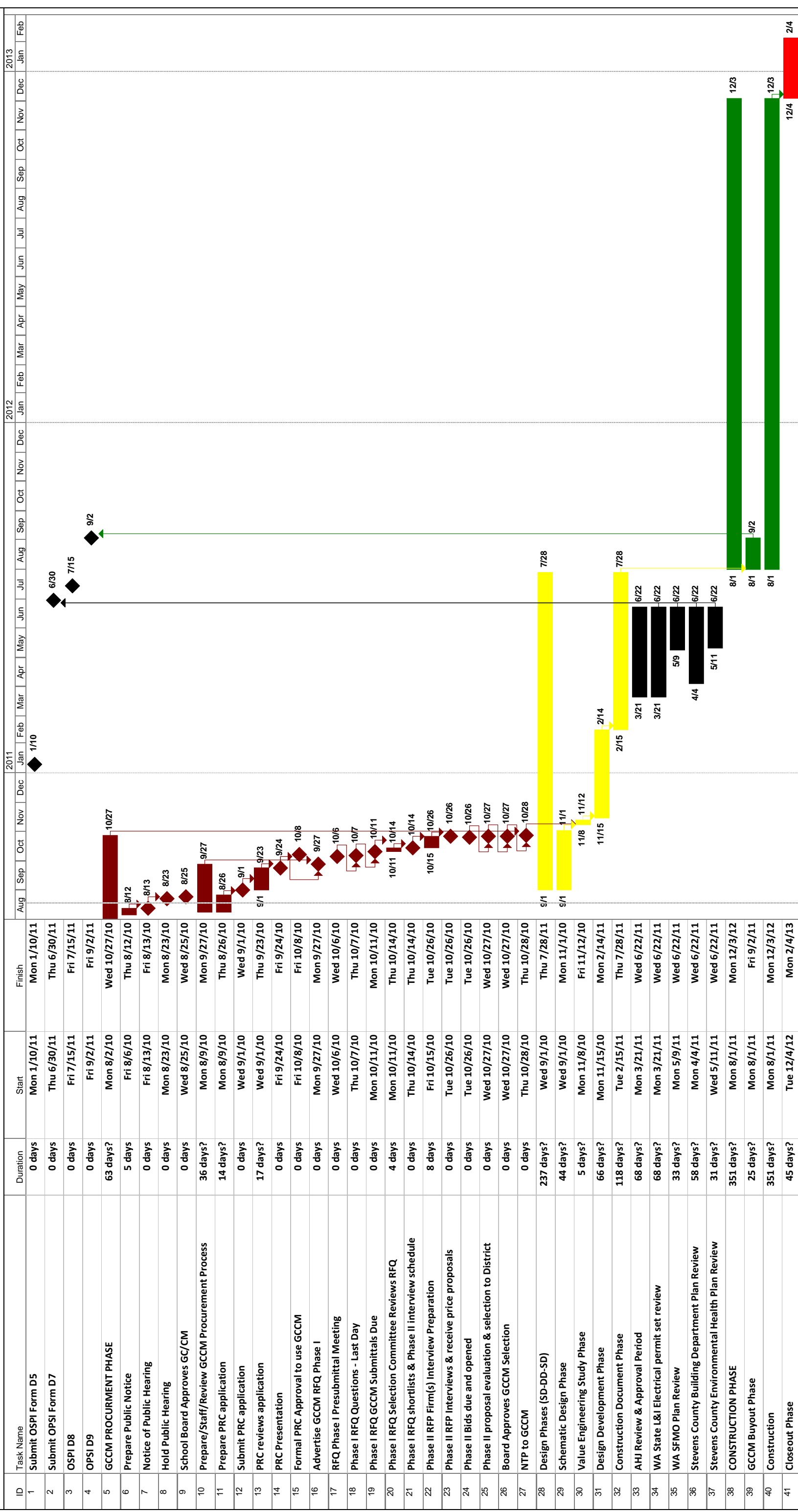
In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested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

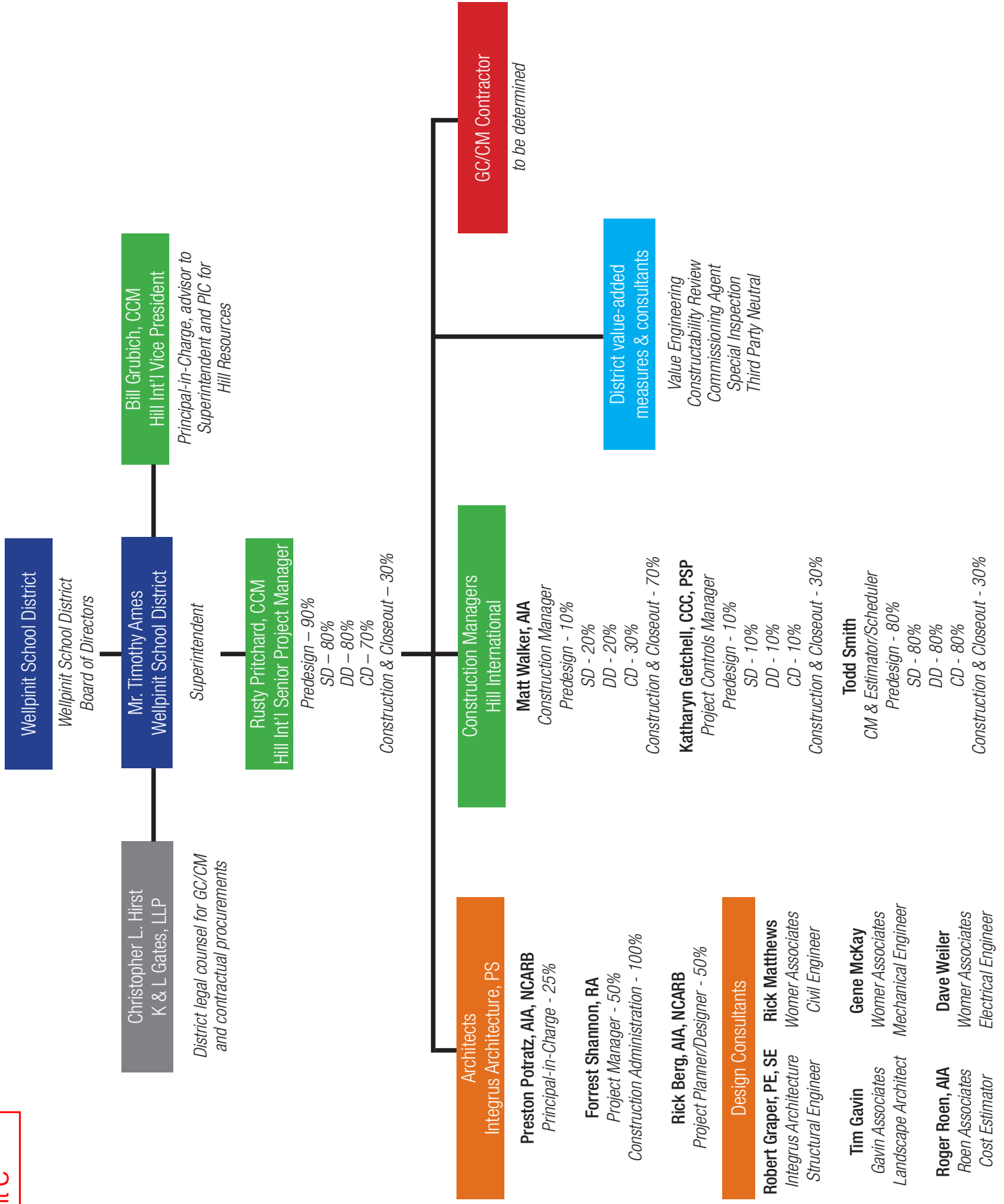
Should the PRC approve your request to use the GC/CM or D/B contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used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



Name (please print) Mr. Timothy Ames,
Title: Superintendent
Date: September 1, 2010

- Attachment A - Project Description (Provided in Paragraph 2)
- Attachment B – Anticipated Project Design and Construction Schedule
- Attachment C – Project Organizational Chart
- Attachment D – Staff Qualifications Matrix
- Attachment E – Preliminary Concepts, Sketches, Plan





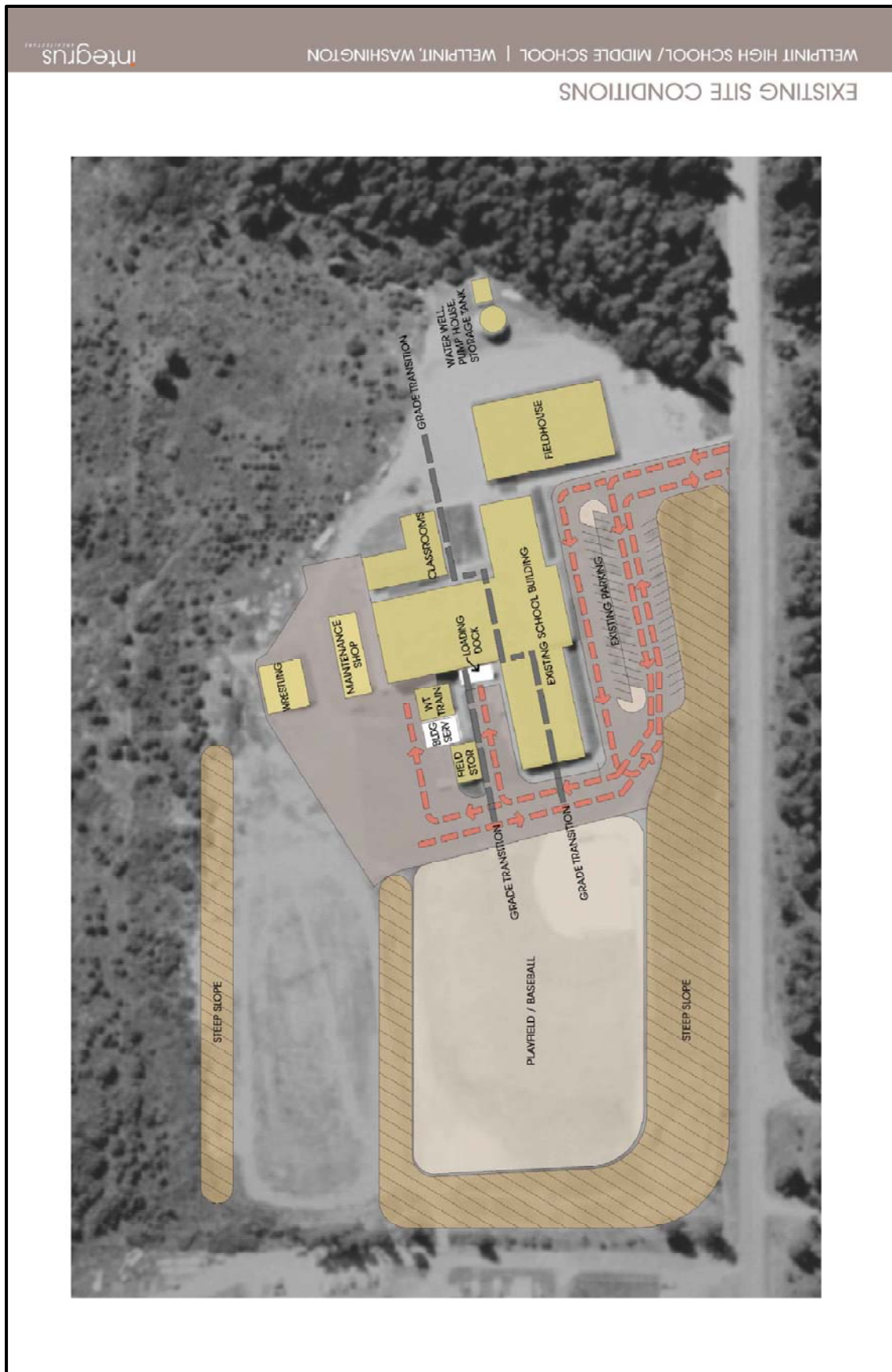
WELLPINIT SCHOOL DISTRICT NO 49 CONSTRUCTION PERSONNEL EXPERIENCE

Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases				Role Start	Role Finish
					Hill International, Inc	Project Management Team	Recent/Relevant	Alternate Contract		
William (Bill) Grubich, CCM	V.P., Inland Empire Area, 35+ years experience in PM/CM and alternate construction contract delivery methods	GSA Region 10 - Thomas S. Foley US Courthouse Modernization	\$45M, 301K SF	D/B	PIC	PIC	PIC	PIC	Jul-09	Aug-13
			\$215M, 340K SF, 1,200 space parking garage	D/B	PM	PM	PM	PM	Mar-08	Feb-10
			\$31M, 133K SF	GC/CM	PIC	PIC	PIC	PIC	Jun-05	Feb-10
			\$20M, 119K SF	GC/CM	PM	PM	PM	PM	Feb-03	Aug-06
			\$15M, 84K SF	GC/CM	PM	PM	PM	PM	Mar-02	Aug-04
			\$16.5, 80K SF	D/B	PM	PM	PM	PM	Mar-04	Sep-05
			\$16M, 1,100 spaces	D/B	PM	PM	PM	PM	Aug-00	Nov-01
			\$45M, 301K SF	D/B	PM	PM	PM	PM	Jul-09	Aug-13
			\$31M, 133K SF	GC/CM	PM	PM	PM	PM	Jun-05	Feb-10
			\$16M, 1,100 spaces	D/B	CM	CM	CM	CM	Aug-00	Nov-01
Matthew Walker, AIA	Architect and PM/CM, 23 years experience in architecture, PM/CM and alternate construction contract methods	GSA Region 10 - Thomas S. Foley US Courthouse Modernization	\$45M, 301K SF	D/B	Architect	Architect	Architect	Architect	Jul-09	Aug-13
			\$215M, 340K SF, 1,200 space parking garage	D/B	Architect/ FF&E coord	Architect/ FF&E coord	Architect/ FF&E coord	Architect/ FF&E coord	Aug-08	Feb-10
			\$90M, 160K SF	GC/CM	PM	PM	PM	PM	Oct-02	Dec-06
			\$45M, 301K SF	D/B	Project Controls Mgr	Project Controls Mgr	Project Controls Mgr	Project Controls Mgr	Jul-09	Aug-13
			\$215M, 340K SF, 1,200 space parking garage	D/B	Project Controls Mgr	Project Controls Mgr	Project Controls Mgr	Project Controls Mgr	Mar-08	Feb-10
			\$31M, 133K SF	GC/CM	Project Controls Mgr	Project Controls Mgr	Project Controls Mgr	Project Controls Mgr	Jun-05	Feb-10
			\$20M, 119K SF	GC/CM	Project Controls	Project Controls	Project Controls	Project Controls	Feb-03	Aug-06
			\$15M, 84K SF	GC/CM	Project Controls	Project Controls	Project Controls	Project Controls	Mar-02	Aug-04
			\$16.5, 80K SF	D/B	Project Controls	Project Controls	Project Controls	Project Controls	Mar-04	Sep-05
			\$16M, 1,100 spaces	D/B	Scheduling	Scheduling	Scheduling	Scheduling	Aug-00	Nov-01
Todd Smith	CM/Project Controls, 9 years experience in CM, GC project engineer, project scheduling and MACC/GMP estimates reconciliation	GSA Region 10 - Thomas S. Foley US Courthouse Modernization	\$45M, 301K SF	D/B	Project Controls	Project Controls	Project Controls	Project Controls	Jul-09	Aug-13
			\$215M, 340K SF, 1,200 space parking garage	D/B	CM & Project Controls	CM & Project Controls	CM & Project Controls	CM & Project Controls	Mar-08	Feb-10
			\$31M, 133K SF	GC/CM	Project Controls	Project Controls	Project Controls	Project Controls	Jun-05	Feb-10

WELLPINIT SCHOOL DISTRICT NO 49 CONSTRUCTION PERSONNEL EXPERIENCE

Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases				Role Start	Role Finish
					Planning	Design	Construct	Construct		
District Legal Counsel/Recent/Relevant Alternate Contract Delivery Experience										
Christopher L. Hirst, KL & Gates, LLC	Attorney, Legal Counsel for Wellpinit SD	Snohomish SD - Snohomish High School Renovation	Est. \$63M	GC/CM	Legal Counsel to the School District				2005	ongoing
		Marysville SD - new Getchell High School	Est. \$93M, 193K SF	GC/CM	Legal Counsel to the School District				2006	ongoing
		Northshore SD - Woodinville High School Renovation	Est. \$65M	GC/CM	Legal Counsel to the School District				2007	ongoing
		Steilacoom SD - Steilacoom High School Renovation	\$31M, 133K SF	GC/CM	Legal Counsel to the School District				Jun-05	Feb-10
Integrus Architecture, P.S. Design Management Team Recent/Relevant Alternate Contract Delivery Experience										
Role during Project Phases										
Name	Summary of Experience	Project Names	Project Size	Project Type	Planning	Design	Construct	Construct	Role Start	Role Finish
Rick Berg, AIA	Principal-in-Charge	Spokane Facility District Convention Center Expansion	\$90M, 160K SF	GC/CM	PM	PM	PM	PM	Oct-02	Dec-06
		US Embassy - Bogota Columbia	\$45M, 125,000 SF	D/B	PM	PM	PM	PM	1986	1996
		US Embassy - Conakry, Guinea	\$48,464,000, 68,800 SF	D/B	PM	PM	PM	PM	2004	2007
		US Embassy - Bamako, Mali	\$49.7M, 68,888 SF	D/B	PM	PM	PM	PM	2003	2006
		US Embassy - Freetown, Sierra Leone	\$48,362,000, 57,651 SF	D/B	PM	PM	PM	PM	2002	2005
Preston Potratz, AIA, NCARB	Project Architect/Manager	Coyote Ridge Corrections Center Expansion	\$190M, 564K SF	D/B	PM	PM	PM	PM	2005	2008
		WSU Health Science Building	\$24M, 145K SF	GC/CM	PM	PM	PM	PM	1998	2002
Forrest Shannon	Project Manager	New Embassy Compound, Djibouti, Djibouti	\$120M, 129,530 SF	D/B	PM	PM	PM	PM	2008	N/A
	Project Architect	New Consulate Compound, Tijuana, Mexico	\$75,258,000, 143,817 SF	D/B	PM	PM	PM	PM	2007	N/A
	Project Architect	New Embassy Compound, Sarajevo, Bosnia-Herzegovina	\$94,103,684, 144,688 SF	D/B	PM	PM	PM	PM	2007	N/A
ATTACHMENT D (CONSTRUCTION PERSONNEL EXPERIENCE)										

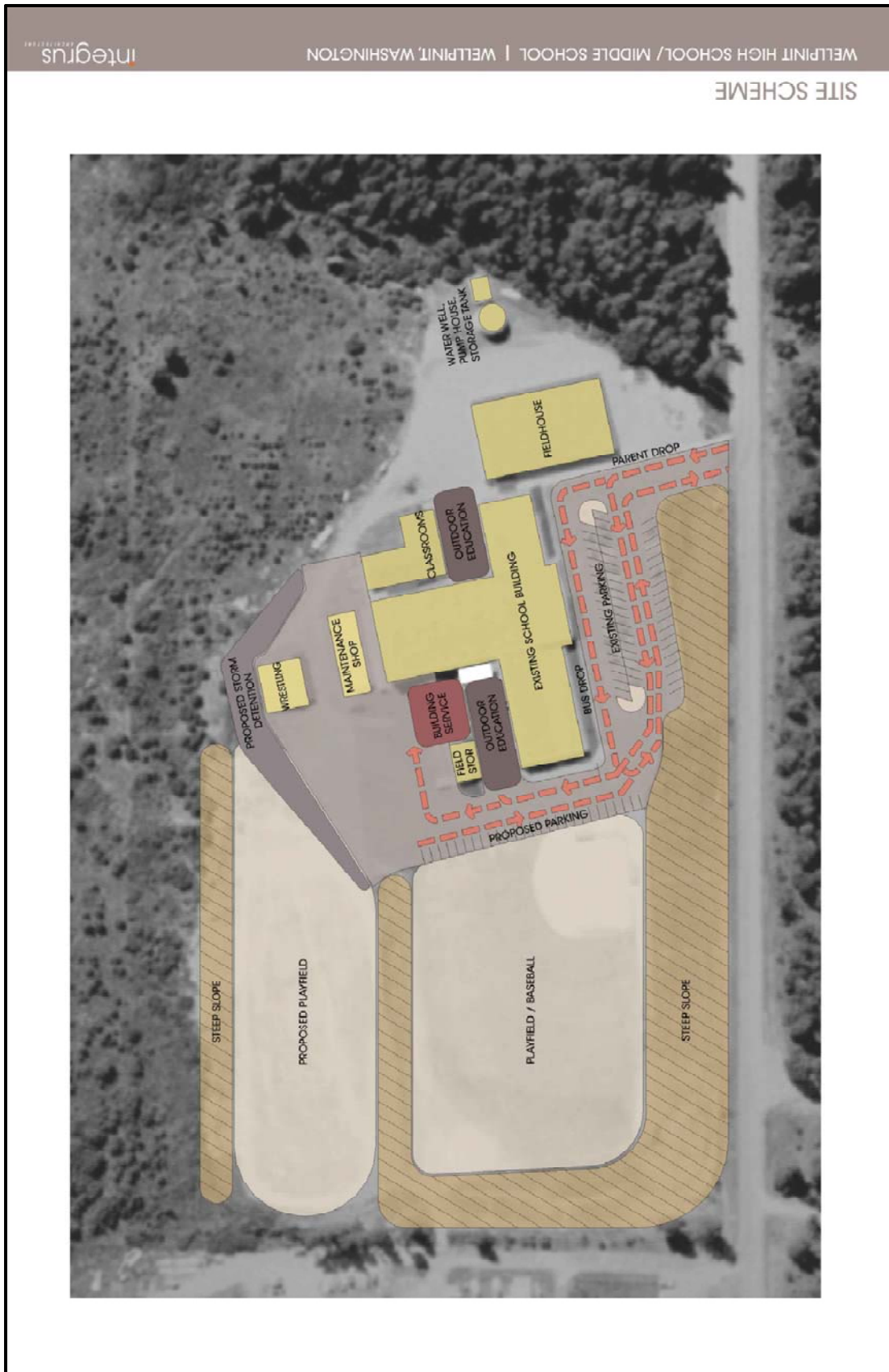
Attachment E -1 Existing Site Conditions



Attachment E -2 Constructability Challenges



Attachment E -3 Site Scheme



Attachment E – 5 Upper Floor Phase



Attachment E -6 Gymnasium Level Phase

