

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): **White Salmon Valley Pool Metropolitan Park District**
- b) Address: **P. O. Box 2533, White Salmon, WA 98672**
- c) Contact Person Name: **Lloyd DeKay** Title: **Commission President**
- d) Phone Number: **713-542-4359 (c)** E-mail: **Lloyd.DeKay@WhiteSalmonValleyPool.org**

1. Brief Description of Proposed Project

- a) Name of Project: **White Salmon Valley Pool - Planning and Construction**
- b) County of Project Location: **Klickitat County**
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)
The proposed facility is to include: a new eight lane recreation pool with separate children's splash pool and warmer / therapy pool, 2 public changing rooms (separate men's and women's), 3 private changing rooms, a multi-purpose community room, office space, check-in desk, mechanical room, deck space and onsite parking, drainage, lighting, landscaping; and street frontage improvements.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 201,000.00
Estimated project construction costs (including construction contingencies): (includes \$120,000.00 construction contingency)	\$ 2,323,000.00
Equipment and furnishing costs	\$ 55,000.00
Off-site costs	\$ 0.00
Contract administration costs (owner, cm etc.)	\$ 75,000.00
Contingencies (design & owner)	\$ 150,000.00
Other related project costs (briefly describe) Permits & Fees	\$ 21,000.00
Sales Tax	\$ 175,000.00
Total	\$ 3,000,000.00

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 Pre-Construction Phase is funded by currently available tax levy and donated funds. The Construction Phase will be funded by a combination of tax levy, state and private grants, construction loan, and local donations of cash, at-cost and in-kind donations.

~\$720,000 tax levy income (2019, 2020, 2021, 2022)

~\$850,000 WA state RCO grants (applied, pending)

~\$500,000 private foundation grants (professional grant writer employed)

~\$500,000 construction loan

~\$430,000 local sources (i.e. at-cost and in-kind material donations, local fundraising)

\$3,000,000 Total

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)

Construction Schedule Overview		
Activity	Start	Finish
Concept Design (Complete)	May 2019	Aug 2020
Construction Grant Applications and Local Fundraising	Jan 2020	Dec 2021
RCO WWRP and YAF Grants (Being Evaluated)	Mar 2020	June 2021
Select Project Manager / Owner's Rep (PlanB Cost Consultancy)	Aug 2020	Sept 2020
Select A&E Services (ALSC Architects)	Oct 2020	Dec 2020
CPARB-PRC application, approval for GC/CM	Dec 2020	Jan 2021
Note: RFQ and RFP Advertisements will clearly state that the GC/CM selection will proceed subject to Project Review Committee approval of this application.		
Advertise RFP, Review, Select GC/CM	Jan 2021	Mar 2021
Schematic Design	Jan 2021	Mar 2021
Design Development	Apr 2021	June 2021
Construction Documents	June 2021	July 2021
Submit and obtain permits	Mar 2021	July 2021
Subcontractor bidding, negotiate GMP	Mar 2021	July 2021
Construction	July 2021	Apr 2022

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?

Complexities - The White Salmon Valley Pool project contains several elements of complexity that must be addressed. The project area is located on the White Salmon School District Intermediate/Middle/High School campus and less than 150 feet from classrooms, immediately adjacent to the main ingress/egress roadway and within 20 feet of the Early Learning Center where student, staff and public access will be required throughout the workday. The operational environment is such that a lapse in safety, security, or access control places the students, staff, and public safety at significant risk.

The GC/CM will participate as a valued team member during preconstruction planning and services, working with school operators and administration to minimize impacts and maximize school safety, and assisting contractors to

cordon off, coordinate, schedule and phase the work during construction. Particular attention to construction logistics planning and implementation will be emphasized to maintain safety and construction zone access, lay-down areas and minimize negative impacts on school and construction operations.

Close operational, design and construction coordination requires early GC/CM involvement with school staff and the A/E throughout all phases of the project to minimize construction impact on the schools.

- 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 adjacent school facilities must remain open with no impact to operations and security. Certain elements or components of project work may require coordination of services adjacent to the work being performed.

Safety & Risk Management – Identification, mitigation and implementation of risk management and safety plans is a major public benefit of using the GC/CM contract delivery. The GC/CM team will plan for and monitor facility and public safety in all phases of the project.

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

Effective and Efficient Planning and Execution - Proactive planning and execution relies on clear and consistent communications. The GC/CM will have significant input in each phase of design to ensure existing and future systems and facilities requirements are integrated into the design and bid documents. The GC/CM is invaluable during this phase to develop coordinated scope, constraints, and contingency plan requirements in the bid documents. Development of clear, coordinated, and phased construction plans in the bid documents reduces gaps and ambiguities in the bid documents.

Strong Project Controls – Schedule and Budget – Integration of the GC/CM early in the design phase increases the budget predictability. The project budget must be carefully managed. Having a GC/CM throughout the design phases provides accurate, detailed cost information as the design and the phasing plans are brought into alignment. This will also be crucial to help the owner maintain good records for their next audit. The GC/CM will be able to effectively manage cost, schedule, and quality with a higher degree of predictability to fulfill all scope commitments. A highly qualified GC/CM is required to assist the owner in meeting their need to secure the required portion of the facility project funding prior to construction bidding and to allow the owner to be under contract and be ready to begin work by July of 2021 in order to receive funding. The coordination of this early bid package is critical for the project success.

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

As noted above, the project area is located on the White Salmon School District Intermediate/Middle/High School campus and immediately adjacent to an Early Learning Center where student, staff and public access will be required throughout the workday. The playground for the Early Learning Center is less than 20 feet from the construction area, and the drop-off area is less than 50 feet from the construction area. The Middle School drop-off and classrooms are less than 150 feet from the construction area, and much of that intervening space is a major traffic flow area during drop-off and Principal-in-Charge pickup times. The project area is also located across the main thoroughfare for a residential neighborhood.

One of the advantages for the District of early GC/CM involvement is that early work packages can be developed to assist in beginning pre-construction activities and performing the site development and related activities as seasonal work prior to the winter weather.

- 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?

N/A

- 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?

N/A

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
 - Increased Predictability and Reducing Financial Risk** – With the GC/CM on board throughout design and construction delivery, cost and schedule predictability is much higher than with the Design-Bid-Build (D-B-B) method. Providing constant cost, market conditions, labor and materials price factors and schedule information is beneficial to the project. As a major part of this project is funded by grants as well as sponsorships from local organizations the budgets and estimates are crucial.
 - The Owner, Architect, Engineer GC/CM relationship** – is one built on trusting relationships, thereby reducing the opportunity for unresolved claims and potential litigation. This opportunity translates into less financial risk when the Owner, Architects, Engineers and GC/CM contractors corporately make sound business decisions with the best interests of the project in mind. The project schedule includes an initial partnering session and regular meetings among the project participants once the GC/CM is on-board and providing services.
 - Reducing Schedule Risk** - The potential for the GC/CM and the project team to plan and schedule for early site and procurement bid packages reduces the risk of having the funding and work significantly delayed. If risk elements can be the focus of the GC/CM and project team and considered ahead of the critical work components, construction activities and scheduling can then be more efficient and effective.
 - Open Book Accounting** - The GC/CM alternative contract delivery method allows for open book cost accounting and verification process. This helps provide public transparency and will better ensure audit compliance.
- 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.
 - Early GC/CM Involvement in Value Added Measures** – Traditional D-B-B contract methods do not benefit from the architect's, engineer's, contractor's, or owner's perspective of adding value into the project during the design phase. Additional fiscal benefit is gained through using the GC/CM's expertise in value added measures, value architecture/engineering and constructability reviews in all phases of the design rather than merely single points on a schedule. GC/CM recommendations on product or quality standards and developing a complete, understandable, and cost-effective construction document set helps to control costs. Collaborating with the GC/CM to build a safe, simple, and productive construction phasing plan is critical to the success of this project and minimizes impacts to the school's safety, security, and operations as well as the project budget.
 - Critical Systems Quality Planning and Integration** – Inclusion of the GC/CM during the design phase helps to address quality standards regarding materials or equipment purchases, storage or security plans. The GC/CM provides keen assistance to owners and design professionals which may solve design issues or provide experience with systems being considered. This real time advantage keeps costs down and aids in development of a quality control plan based upon the owner's design standards.
 - Maximizing early works packages** – With CM/GC project delivery, work packages can be developed from portions of the total design to assist in beginning pre-construction activities and performing the site development and related activities as seasonal work prior to the winter weather.
- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.
N/A

6. Public Body Qualifications

Please provide:

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

White Salmon Valley Pool Metropolitan Park District was created in 2019 to build, operate and maintain a new community pool facility for the White Salmon Valley. This is our first major project, which is why we have contracted with PlanB Cost Consultancy, LLC, based on their deep experience, knowledge, resources, and interest in our project. They will be our advisor for the project and will be present throughout construction and

into closeout to facilitate and monitor the project progress and provide oversight and management of GC/CM contracting procedures.

PlanB Cost Consultancy, LLC GC/CM Qualifications -- PlanB is premier international project/construction management firm that possesses unparalleled Project Management and Owner's Representation consultant services to its clients desiring to use and become GC/CM practitioners. PlanB program/project managers, principals and affiliates have managed small and large (in excess of \$1 billion) local, national, and international projects. Our practice includes a team of over 60 dedicated professionals, including quantity surveyors, estimators, and engineers, who passionately advocate on our client's behalf. PlanB controls costs from a project's inception to completion, minimizing risk and maximizing value on the dollar. We accomplish this using our team of estimating, surveying, project control, scheduling, construction fund monitoring and construction claims experts who apply strategic thinking, provide accountability, and who convey clear and concise communication to clients and other stakeholders. Moreover, a co-founder and principal of the firm has a home in the area and has a keen personal interest in the project's success.

- 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)*

See Attachment A

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

Steven Harris – Commissioner, White Salmon Valley Pool Metropolitan Park District

Steven Harris has recently concluded a 40-year career as a local government planner in Oregon, California and New Mexico; including over 25 years as a director. He has experience managing public capital projects, as well as planning, building, engineering, code compliance and redevelopment activities at both the city and county government level. Steve holds a bachelor's degree in economics and a master's degree in urban planning from San Jose State University. He is a member of the American Planning Association (APA) and the American Institute of Certified Planners (AICP).

Lloyd DeKay - Commission President, White Salmon Valley Pool Metropolitan Park District

Lloyd is a retired geologist with over 30 years of experience in international oil, gas and hydrothermal exploration and development projects. He has facilitated and coordinated geological, engineering and facilities staff, contractors and government bureaucracy for major multi-well projects costing over 25 million dollars. He has shepherded this project thus far through conceptual design, soliciting professional advice, negotiating governmental requirements, and involving the community in the project planning process.

Gerard Mulrooney – Project Oversight, PlanB Cost Consultancy, LLC

Gerard is a senior Quantity Surveyor and cost estimator with over 16 years of broad experience for many sectors including high technology, public sector, pharmaceutical and commercial in both the UK and USA. His background and specialist expertise began in Quantity Surveying and life cycle costing in the UK, but he has used his diverse experience to become a project management lead in the USA. Gerard leads the PlanB Owner's Representative/Project Management team, to which he brings a broad range of skills and expertise including a full understanding of the complexities and interdependencies of quality, cost, and time in construction. Gerard is currently overseeing multiple CM/GC projects in Oregon for various municipalities and education facilities.

Larry Gorham – Project Manager, PlanB Cost Consultancy, LLC

Larry is a seasoned professional with substantial experience on a number of diverse construction projects. With over 20 years of experience working within the State of Washington and a multitude of GC/CM projects, Larry is well versed and knowledgeable in Washington state laws and RCW 39.10. He is an integral member of our solutions-oriented team with a unique perspective and a passion for building. Larry is an outstanding leader with proven capability in motivating, coordinating, and directing teams.

Rustin Hall – Principal-in-Charge, ALSC Architects

Rustin Hall has focused much of his career on the development of recreational and athletic facilities. His experience includes aquatics centers, recreation centers, gymnasiums, fitness centers, stadiums, arenas, and

practice facilities. Rustin's expertise in this project type is demonstrated by projects for clients including the City of Airway Heights, Yakima Family YMCA, YMCA of the Inland Northwest, Washington State University, Gonzaga University, Whitworth University, Eastern Washington University, and North Idaho College. Rustin has extensive experience working on GC/CM delivery projects within the State of Washington and brings his vast experience to the project team. Rustin is also a past member of the CPARB-PRC and thus has intimate knowledge and can provide valuable advice concerning GC/CM procedures and RCW 39.10 requirements.

Andrew Leeper – Project Manager/Architect, ALSC Architects

Andrew Leeper brings 14 years of design and project management experience to the ALSC team. A detail-oriented professional with a focus on design excellence and quality control, Drew is skilled at incorporating the latest BIM technologies to improve project deliverables. Prior to joining ALSC in 2017, Drew was employed by Sink Combs Dethlefs (now Perkins+Will) and the Davis Partnership Architects in Denver, where he was involved with the design and project management for several recreational and athletic facility projects. Andrew is dedicated to sustainable architecture and is a LEED Accredited Professional. Andrew has experience working on GC/CM delivery projects within the State of Washington.

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.)*

PlanB GC/CM Experience

Larry Gorham – Project Manager, PlanB Cost Consultancy, LLC

- Centralia HS Occupied Modernization - Centralia School District – WA
Project Delivery: GC/CM Delivery Method; Role: Project Manager
- Madrona K-8 School Occupied Replacement - Edmonds School District – WA
Project Delivery: GC/CM Delivery Method; Role: Project Manager
- Lake Wilderness Elementary School - Tahoma School District – WA
Project Delivery: GC/CM Delivery Method; Role: Project Manager
- AHS PH2 & PH3: Anacortes HS Replacement - Anacortes School District – WA
Project Delivery: GC/CM Delivery Method; Role: Project Manager
- Blakely Elementary Occupied Replacement –Bainbridge Island School District – WA
Project Delivery: GC/CM Delivery Method; Role: Project Manager

ALSC GC/CM Experience

Rustin Hall – Principal-in-Charge, ALSC Architects

Andrew Leeper – Project Manager/Architect, ALSC Architects

ALSC is a regional leader in the use of alternative delivery methods including GC/CM. We have assisted numerous clients in finding the best ways to maximize the benefits of this version of integrated project delivery.

- Washington State University – Pullman, WA
Cougar Football Complex
RUSTIN HALL: Managing Principal
Martin Stadium Southside Expansion
RUSTIN HALL: PRINCIPAL-IN-CHARGE
McCarthy Athletic Center
RUSTIN HALL: PRINCIPAL-IN-CHARGE-Concept Design
- Whitworth University – Spokane, WA
Athletics Leadership Center RUSTIN HALL: PRINCIPAL-IN-CHARGE – Concept Design

- YMCA of the Inland Northwest – Spokane, WA
RUSTIN HALL – PRINCIPAL-IN-CHARGE
North Spokane YMCA
Central Spokane YMCA/YWCA
Spokane Valley YMCA
- Mead School District – Mead, WA
High School Stadium & Performing Arts Facility
RUSTIN HALL: PRINCIPAL-IN-CHARGE
ANDREW LEEPER: PROJECT MANAGER
- Central Valley School District – Spokane Valley, WA
Ridgeline High School
RUSTIN HALL: PRINCIPAL-IN-CHARGE – Community Relations

- The qualifications of the existing or planned project manager and consultants.

At PlanB, the majority of our Public Projects fall within the alternative delivery method model. We have extensive experience in developing, reviewing, scoring, and assisting in the selection of the most qualified Contractors. We connect the design development stage to suitable contract methods to best mitigate both implied and inferred risks. Contract strategy has a unique impact on cost, schedule, and project approach. Understanding these impacts and working with the District is key to maximizing value. PlanB will lead contract negotiations to obtain a scope of work, schedule and fee within the established budget and time frame, while ensuring that wage rates and contract benefits WSPMPD, as well as keeping to State requirements.

- 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.

Project Manager is not interim.

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

Larry brings to this project an extensive history of GC/CM projects completed within Washington State and extensive knowledge and familiarity with RCW 39.10 policies and procedures. He has extensive experience as a Project Manager that includes assisting to develop estimates, leading and facilitating Value Engineering sessions with the project team and design team, preparing detailed instructions to bidders, including trade specific clarifications and comprehensive bid packages, and writing and negotiating subcontracts and GC/CM bidding projects. Larry will lead the day-to-day operations of the project team.

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

Management and Decision-Making Authority

The project will be managed by Gerard Mulrooney, Project Oversight and Larry Gorman, Project Manager for PlanB Cost Consultancy, LLC. Gerard will oversee the project, manage contractual obligations, and direct the project management, architect, and selected GC/CM Contractor team. Larry Gorman will provide the day-to-day project management.

As the Owner’s Representative, PlanB staff are seasoned PM/CM practitioners who specialize in GC/CM procurement, contract administration, preconstruction, GMP negotiations and construction administration expertise.

The architect team, ALSC Architects, has been contracted to provide their professional work and expertise from GC/CM selection to closeout of the project. ALSC Architects is a regional specialist in the planning and design of aquatic facilities, health and wellness centers, sports and recreation facilities, arenas, ballparks and stadiums.

Authority to change the project scope and budget rests with the White Salmon Valley Pool Metropolitan Park District Board of Directors per Board policies.

Delegation of authority to the WSVMPD Development Committee leadership team to sign and obligate WSVMPD contractually, make timely decisions and avoid delays is accomplished via Board policy, resolutions, and requirements.

WSVPMPD staff will have day-to-day operational control and decision-making authority for the project. Authority to sign change orders during construction rest with the WSVMPD Development Committee leadership team or designee.

The project will have “Principal’s-In-Charge” (Owner, Design and GC/CM contractor) meetings to keep senior leaders ahead of any issues, allow them to make timely business decisions and commit project resources to positively affect the project.

Budget/Cost Control:

The project budget will be tracked against the approved baseline budget monthly. Project ID codes will be developed and Owner-Architect-Contractor (OAC) will review/recommend payments based upon WSVMPD cost codes.

AIA A102 agreements, if used, require reconciliation of estimates in schematic, design development and construction document phases. OAC will lead the estimate reconciliation process and document it with record of negotiations.

Early site and/or subcontractor bid packages will be developed in the design development phase using target value design budgets and updated as the design matures per the contract to meet the grant requirements. Early and frequent engagement of the local authorities having jurisdiction (AHJ) post pre-development meetings will be held to identify and mitigate design issues, time, or cost issues prior to permit issuance.

Schedule:

PlanB’s project management, scheduling, closeout, warranty specifications and other key consultant specifications are to be included in the GC/CM RFP documents. The scheduling specifications align with the AIA A102 contract documents. Monthly updates of the project master milestone schedules during preconstruction, design, subcontractor buyout, and subsequent construction and occupancy phases are required and standard processes and procedures.

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

Planned GC/CM procurement process

Preparation of the GC/CM RFP and selection process is based on PlanB’s internal methods that have been refined over the years, with the latest lessons-learned items from The City of Oregon City Police Department and other municipal owners such as cities, school districts and universities, including The City of Tualatin, The City of Newberg, University of Portland, Columbia Gorge Community College and Oregon Tech – OMIC R&D Facilities, as well as Larry’s extensive previous school district experience within Washington State. We have an open selection process to promote competition within the contracting community.

PlanB plans to use a three-step GC/CM selection model:

1. Contractor outreach will begin in January 2021 and will be followed after this review by a solicitation for GC/CM services and a Request for Proposals and shall include the following:
 - i. A description of the project, including programmatic, performance, and technical requirements and specifications that are currently available;
 - ii. The reasons for using the general contractor/construction manager procedure;
 - iii. A description of the qualifications to be required of the firm, including submission of the firm's accident prevention program;
 - iv. A description of the process the White Salmon Valley Pool Metropolitan District will use to evaluate qualifications and proposals, including evaluation factors, the relative weight of factors, and protest procedures including time limits for filing a protest, which in no event may limit the time to file a protest to fewer than four business days from the date the proposer was notified of the selection decision;
 - v. The form of the contract, including any contract for preconstruction services, to be awarded;
 - vi. The estimated maximum allowable construction cost; and
 - vii. The bid instructions to be used by the general contractor/construction manager finalists.

- a. Focusing on experience, proposed team, and approach

- b. Short list three or four firms for interviews

2. Extensive Interviews, potential site, and office visits

- a. Gather more information regarding team proposed, approach and experience and identify contractual issues prior to agreement execution

3. Fee and Specified General Conditions Bidding

- a. Maximizing a combination of interview scores and value-based approach

Prepared drafts of the Agreement will be provided in the RFP to proposers for review and provide questions during the GC/CM procurement phase. Revisions to the documents, if needed, will be done prior to a request for final fee proposals to reflect input from shortlisted firms and best practices used on previous GC/CM projects using the same contract documents.

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

The District is committed to obtaining additional and specific legal counsel to support the project team. Once this is completed, the District plans to utilize GC/CM Contract, Guaranteed Maximum Price Amendment and General Conditions documents based on the AIA -A 133, AIA – A133A and AIA -A201. The District will also use, in conjunction with the AIA documents, standardized GC/CM RFP, RFFP (Request for Formal Proposal) and selection documents developed and used by PlanB. These documents will include a draft version of the General Conditions, GC/CM Contract, general requirements, preconstruction services scope of work, and cost allocation matrix. These documents will be amended prior to issuing the final RFFP to reflect the input of GC/CM candidates, industry best practices and any recent revisions to applicable RCWs.

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

White Salmon Valley Pool Metropolitan Park District was created in 2019 to build, operate and maintain a new community pool facility for the White Salmon Valley. This is our first major project, which is why we have contracted with PlanB Cost Consultancy, LLC.

Our Board members have assembled an informal advisory committee that consists of members of the local community that are currently/recently involved in GC/CM projects such as the Skyline Hospital project and White Salmon Valley School District projects that are eager to share their lessons learned and mentor our Board members during the construction process.

Our “New White Salmon Valley Community Pool Facility” project will design and build a new pool facility based on an existing conceptual design that includes 3 separate pools (which address different needs identified by the community), public and private changing rooms, a large community room, abundant deck space, offices, and a pool mechanical room. The facility will be built on a 1.4-acre site on the campus of White Salmon Valley School District’s Intermediate, Middle and High Schools.

8. Preliminary Concepts, sketches or plans dePrincipal-in-Chargeting 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 dePrincipal-in-Charget 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 dePrincipal-in-Chargeting the project.*) At a minimum, please try to include the following:

- An overview site plan (*indicating existing structure and new structures*)
See Attachment B
- 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 dePrincipal-in-Charget project issues during their presentation to the PRC.

N/A

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.

White Salmon Valley Pool Metropolitan Park District has not received any findings.

10. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small, women and minority-owned business participation

The District’s 2020 Comprehensive Plan includes a set of Guiding Principles for the overall development and operation of a community pool facility. **Guiding Principle 1.3 Values** includes the following statement on Inclusivity: Promoting and fostering togetherness and participation by all members of our community; treating everyone with equality and respect; fostering staff development, satisfaction and recognition; seeking and promoting constructive partnerships with government, civic groups, businesses, and individuals and supporting and participating in our community for the most successful and cooperative outcomes. Implementation of this Principle, in part, will focus on the adoption and implementation of a business equity program to be utilized in consultant selection and purchasing processes.

In brief the District’s Business Equity Program will consist of the following components:

- Firms eligible to participate in the Program shall be certified through the Washington

- Office of Minority & Women’s Business Enterprises (OMWBE), possess an Oregon
- Minority & Women Business Enterprise (M/WBE) Certification, or similar qualifying certification.
- Establishment of District procurement goals for consulting and purchasing services.
- Engagement Strategies to include: direct outreach to MWBE firms registered with the Washington Directory of Certified Firms, Oregon Directory of Certified Firms, or similar directories; engagement with local community organizations to assist in identifying potentially qualified local firms; bid/contract submittal instructions to include MWBE information; and consultant contracts to include an Inclusion Plan and Inclusion Plan Monitoring requirements.

As part of the RFP process, bidders will be required to submit their plan to ensure participation of MWBE and small businesses in their proposal. In the evaluation of the proposals, the District and Project Team will consider preference to those bidders including qualified MWBE and small businesses.

In anticipation of the upcoming pool facility construction project and to further strengthen community support, District representatives have reached out to local small businesses informing them of future opportunities for a number of services including construction and materials, landscaping, facility maintenance and public art.

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 may delay action on your application.

If the PRC approves 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. Additionally, responding to the 2013 Joint Legislative Audit and Review Committee (JLARC) Recommendations is a priority and focus of CPARB. Data collection shall include GC/CM project information on subcontract awards and payments, and if completed, a final project report. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. This information may include but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

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

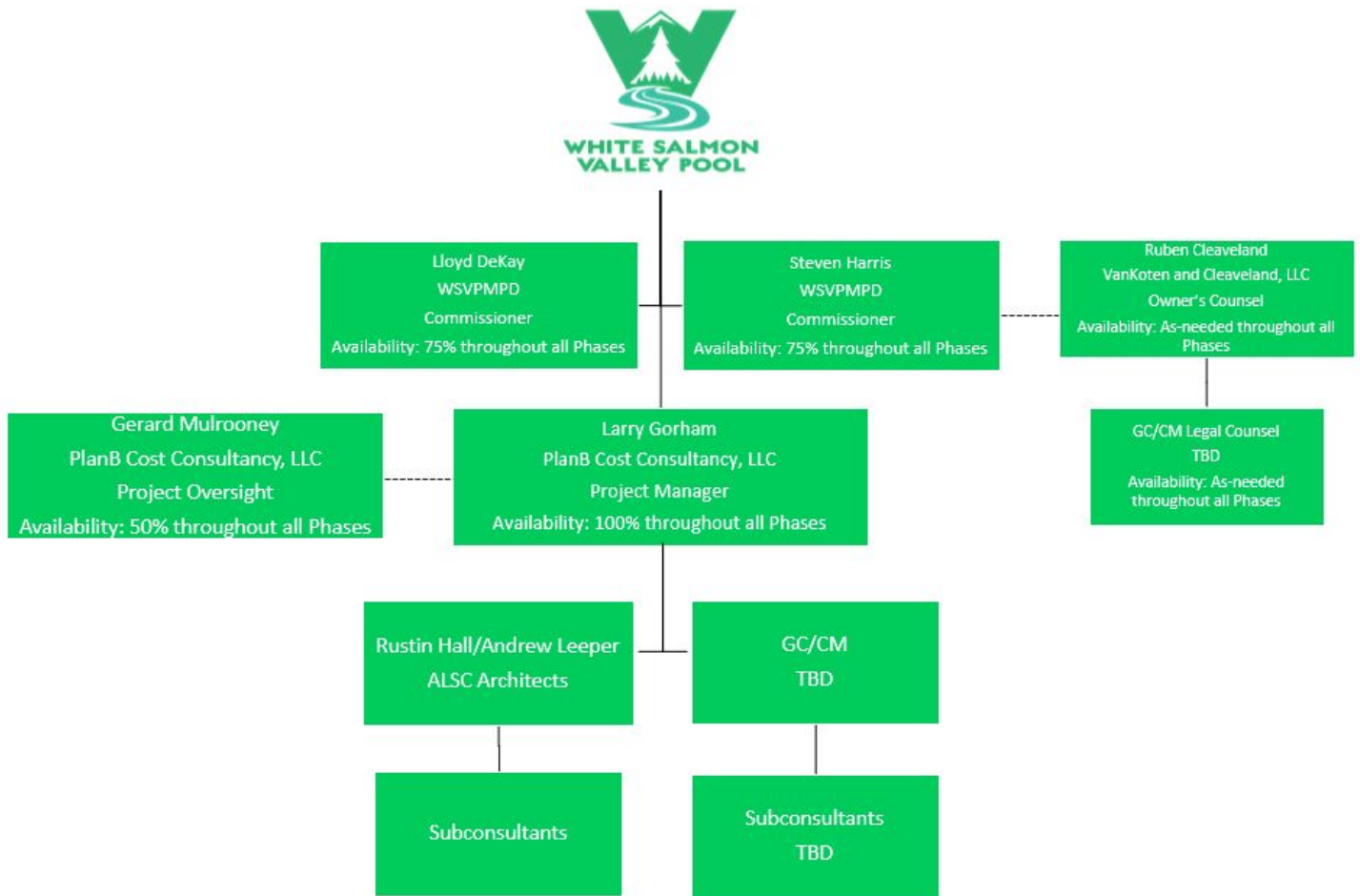
Signature: 

Name (please print): Lloyd DeKay (public body personnel)

Title: Commissioner #1 and President, White Salmon Valley Pool Metropolitan Park District

Date: December 21, 2020

Attachment A – Organizational Chart



Attachment B – Overview Site Plan

- The project is located in the White Salmon Valley, 60 miles east of Portland, OR, and Vancouver, WA, across the Columbia River from the town of Hood River, OR.
- The proposed new pool facility the Park District has leased an undeveloped 1.4-acre parcel with no other planned or potential uses from the White Salmon Valley School District. The site is in their Intermediate-Middle-High school campus about 1 mile from White Salmon, WA commercial center.
- The proposed facility fits easily on the site, nestled between the existing Mid-Columbia Transportation Center, Early Learning Center and NW Loop Rd, which is the main campus access road and major route through the town.

