



Centralia School District Centralia High School Modernization

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

**Application for Project Approval
GC/CM Delivery**

**Submitted by
Centralia School District
July 3, 2017**



June 30, 2017

Ms. Talia Baker, Administrative Support
Project Review Committee
State of Washington Department of Enterprise Services
Engineering and Architectural Services
P.O. Box 41476
Olympia, Washington 98504-1476

Dear Ms. Baker and PRC Members,

Please find attached application for approval to utilize GC/CM contracting method for the Centralia School District – Centralia High School Modernization project.

This project will be the first project that the Centralia School District (CSD) has elected to deliver using the GC/CM delivery method. Our decision to request approval to use the GC/CM delivery method is one that has not been taken lightly. We strongly believe that the GC/CM process would be the ideal method of procurement for construction services given the Project's complexity, budget limitations, and potential adverse impact on the staff, students and community if not completed successfully and on-time.

The Centralia School District has retained OAC Services, Inc. to serve as our GC/CM Project Advisor as well as providing programming, project management and construction management services. Additional team members to include BLRB Architects, as the design team of record, and Perkins Coie, as our legal counsel.

We look forward to your review of our application and the opportunity to present our project to the Project Review Committee. Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Mark Davalos". The signature is written in a cursive style with a prominent initial "M".

Mark Davalos
Superintendent
Centralia School District

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

APPLICATION FOR PROJECT APPROVAL

TO USE THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM) CONTRACTING PROCEDURE

Contents:

1. Identification of Applicant	3
2. Brief Description of Proposed Project	3
3. Projected Total Cost for the Project:	4
A. Project Budget	4
B. Funding Status.....	4
4. Anticipated Project Design and Construction Schedule.....	4
5. Why the GC/CM or D-B Contracting Procedure is Appropriate for this Project	5
6. Public Benefit.....	7
7. Public Body Qualifications.....	8
8. Public Body (your organization) Construction History:.....	13
9. Preliminary Concepts, sketches or plans depicting the project.....	14
10. Resolution of Audit Findings on Previous Public Works Projects.....	14
ATTACHMENT "A"	15
ATTACHMENT "B"	16
ATTACHMENT "C"	17

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

APPLICATION FOR PROJECT APPROVAL

TO USE THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM) CONTRACTING PROCEDURE

1. Identification of Applicant

- (a) Legal name of Public Body: Centralia School District #401
- (b) Address: 2320 Borst Avenue
 Centralia, WA 98531
- (c) Contact Person Name: Mark Davalos
 Title: Superintendent
- (d) Phone Number: 360-330-7600
 Fax: 360-330-7646
 E-mail: mdavalos@centralia.wednet.edu

2. Brief Description of Proposed Project

The District is planning a multi-phase and complete modernization to the existing Centralia High School. The modernization will bring the legacy 1968 building up to current codes, standards and will provide state of the art learning facilities for years to come. The school, with an occupancy of 1,042 students in grades 9-12, will remain occupied and operational throughout the construction process. Construction work is anticipated to take approximately 24 months and will likely have three phases.

The existing site is roughly 39 acres located in rural Lewis County with single family homes to the North, the Chehalis River to the West and agricultural land/pheasant farm to the East. The existing building is 150,000 gross square feet with 142,000 square feet of educational space. The modernized building will eliminate 8 portable classrooms and bring the various programs under one roof.

Upgrades to the existing school includes the abatement of hazardous materials, select demolition of existing school building, demolition/removal of multiple portable classrooms, complete systems upgrades (including but not limited to Mechanical, Plumbing, Electrical, Fire-Life Safety, and Security), structural/seismic upgrades, building envelope improvements (roof, doors, windows, etc.), ADA accessibility upgrades, and interior finishes. Upgrades to existing electrical service and site utilities to include provisions to accommodate the new STEM facility which will be constructed adjacent to the existing school building with funding from a one time OSPI STEM Grant.

The completed project will accommodate 1,100 students and is anticipated to have about 165,000 square feet of education space. The program includes general classrooms, and specialized classrooms for art, science, technology, music, SPED, performing arts, engineering, shops/CTE as well as athletics, commons, library/media center and administrative spaces.

3. Projected Total Cost for the Project:

A. Project Budget

Construction GMP, (including GC/CM Contingency at 5%)	\$37,372,250
Cost of Professional Services (Design, Management & Staff)	\$5,635,737
Sales Tax	\$3,064,525
Equipment & Furnishings	\$1,525,000
Owner Contingency (5% of GMP)	\$1,868,613
Project Contingency (2.5% of GMP)	\$934,305
<u>Other project costs (utilities, testing/reports, permits, consumables, moving)</u>	<u>\$1,920,720</u>
Total	\$52,321,150

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 Centralia High School Modernization project will be funded from a capital bond proposition approved by voters in February 2017 for \$74 million. This bond proposition provides sufficient funds to complete all phases of the project. In addition, Centralia School District has secured an OSPI grant for \$3.6 million for the funding of the STEM building and anticipates School Construction Assistance Funding of approximately \$22 million.

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 Attachment B for an example schedule.)*

Project Milestones:

Submit PRC Application	July 3, 2017
PRC Presentation	July 27, 2017
1 st Advertisement for GC/CM RFQ	July 31, 2017
2 nd Advertisement for GC/CM RFQ	August 7, 2017
GC/CM Presubmittal Mtg.	August 10, 2017
Statement of Qualifications Due	August 18, 2017
Short-list Most Qualified GC/CM's	August 24, 2017
Interview GC/CM's	September 7, 2017
Open GC/CM Fee Proposals	September 11, 2017
Programming and Ed Specs	September 2017 – January 2018
Schematic Design	January – April 2018
Design Development	May – August 2018
Interim Housing Construction	June 2018
Construction Documents	August 2018 – February 2019

Permitting	August – December 2018
Construction	November 2018 – December 2020
Substantial Completion	December 2020
Final Completion/Closeout	January – March 2021

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

Not Applicable – it is anticipated that a GC/CM will be selected prior to the start of schematic design.

5. Why the GC/CM or D-B 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:

For 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?

The Centralia High School modernization meets three of the five GC/CM criteria listed above.

1. Complex scheduling, phasing and coordination is involved:

- Occupied Facility** - The high school will remain occupied and in operation for the entire duration of the modernization. This project will require a temporary housing plan for the beginning of the 2018 school year and has critical phasing and portions of work that will be directly adjacent to, or encroach into, the occupied portion of the existing school campus. Multiple phases will be required to efficiently execute the construction to minimize the disruption of school activities and to ensure a safe school environment.
- Production Kitchen** - The current school contains a production kitchen facility that serves as a central kitchen for the entire school district. It is critical that this food production function remain operational year-round, with pick-up and delivery ongoing during initial site work and modernization of facility. Careful site access will be required to allow non-construction personnel to accept raw materials

deliveries, prepare and package food and issue deliveries to the other district facilities. This work will need to be performed in phases to allow continuous operation and to insure a safe and secure work environment.

- c. **Flood Plain** - The building sits within the 500 year flood plain and will require unique solutions to addressing the municipal codes regarding the modernization of the school. The GC/CM will play a critical role in helping determine the constructability of components that address the flood plain issue. An example would be the construction of berms at the site perimeter or raising the existing floor level. Having a GC/CM partner will aid in addressing cost predictability for these resolutions.
- d. **Wetland** - The site also has a large wetland to the west and the GC/CM's involvement will help the team to address this constraint when determining building footprint for additional square footage as well as mitigation measures as required.
- e. **Market Conditions** – The current construction market is realizing quite a bit of cost escalation where the more time it takes to modernize the building the more unreliable cost predictability will become. The GC/CM will be critical in helping to establish how we phase the project and provide interim housing to minimize budget impacts.
- f. **STEM Building** – the District was awarded a grant to provide STEM classrooms. This building will be incorporated into the modernization design and the GC/CM's constructability knowledge will help in determining/maximizing efficiencies by helping to determine how the addition integrates into the existing structure ie. does it make sense to build up (add a 2nd story) or locate the new building adjacent to the existing building.
- g. **Destructive Testing and Systems Assessment** – The GC/CM will be able to provide investigative services to assess the condition of the structures, seismic, masonry tie conditions, mechanical and electrical pathways options and needs conditions during preconstruction hence avoiding many unforeseen and costly conditions.

2. **Construction at Existing Site and Operational Impacts:**

The Centralia High School site will need to be assessed and a temporary housing plan developed to accommodate students beginning in fall 2018. The intent is to set up a portable campus that will house approximately 75% of the staff and students, opening the majority of the classroom spaces to be modernized in the first 12 months of construction. Sections of the existing high school will remain occupied and functional while other portions of the school will receive major renovations/additions. Safety issues related to use of and separation between the construction areas, the existing building and the athletic fields, site parking and pedestrian/vehicle circulation will be critical. Care will need to be taken to not disrupt the occupied areas of the school and construction activities will need to be conducted in a manner that ensures the safety and health of nearby students, school staff, neighbors and the public. This includes control of sound, odor and dust; control of construction deliveries and traffic; safe work activities within the existing school campus; a secure construction site that is not an attractive nuisance; and protections for pedestrians who are in the vicinity of the construction work.

3. Involvement of GC/CM during design phase is critical for the following reasons:

- a. The size and nature of the project will require additional input to effectively manage risks and costs. The GC/CM will become a critical project partner in material selection, design details, value engineering, constructability reviews as well as construction phasing, FF&E coordination and occupancy.
- b. The GC/CM will have significant input during the design process to ensure that systems and facilities, circulation and safety considerations are all integrated into the design and bid documents and that the project will remain on budget and be completed in a timely manner.
- c. The GC/CM developed phasing plan will help reduce the cost of construction, minimize disruption to teaching and learning, and identify, mitigate and monitor the safety of students, staff and the community.
- d. The GC/CM will be able to identify long-lead materials and bid those items early so that the schedule is not impacted. The high performance and sustainability goals, along with vocational-technical elements of the project will make accurate cost estimating extremely important and challenging in order to meet budget and schedule constraints. Engaging a GC/CM will improve cost estimating accuracy and identifications of items that will require early buyout.
- e. Attracting and keeping quality subcontractors actively engaged during the design through the buyout phase will be a critical component to managing the budget. Having a qualified GC/CM on board provides accurate cost estimates throughout the duration of design and lowers cost risk. The GC/CM will partner with Centralia School District, its consultants and the entire team to effectively manage cost, schedule and quality with a higher degree of predictability to fulfill all commitments made to the local community.

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 is not limited to:

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

Having a GC/CM on board early in the design phase will increase the credibility of schedules and timelines

Having a GC/CM during the design phase will help to focus design efforts to more effectively explore solutions that are viable, buildable, cost effective and efficient. The GC/CM will help develop the project schedule and will assist the District with coordinating activities and mitigating time and scope impacts. The construction schedule addresses pending or immediate construction impacts and assists school staff and administrators to prepare for and provide timely notification to students, parents and the community on impending construction activities.

GC/CM will benefit the public by increasing predictability and reducing financial risks

The GC/CM is closer to actual costs for subcontractors, increasing the confidence level of preconstruction estimates. With the GC/CM delivery method, cost and schedule probability is much higher as the contractor is on board throughout design and construction. This provides the District a higher degree of predictability in estimating anticipated construction costs during the design effort.

The GC/CM delivery method is practical for meeting desired quality standards or delivery schedules (vs the “Design-Bid-Build model”)

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

The GC/CM preconstruction services align scope and budget so that bid packages/strategies are biddable and are aligned with marketing timing and the construction project schedule.

This project has the potential for early site work and phased construction and occupancy. The collaborative work provided by the GC/CM during preconstruction services with the project team provides greater success to reduce the overall project schedule duration and cost.

7. Public Body Qualifications

Please provide:

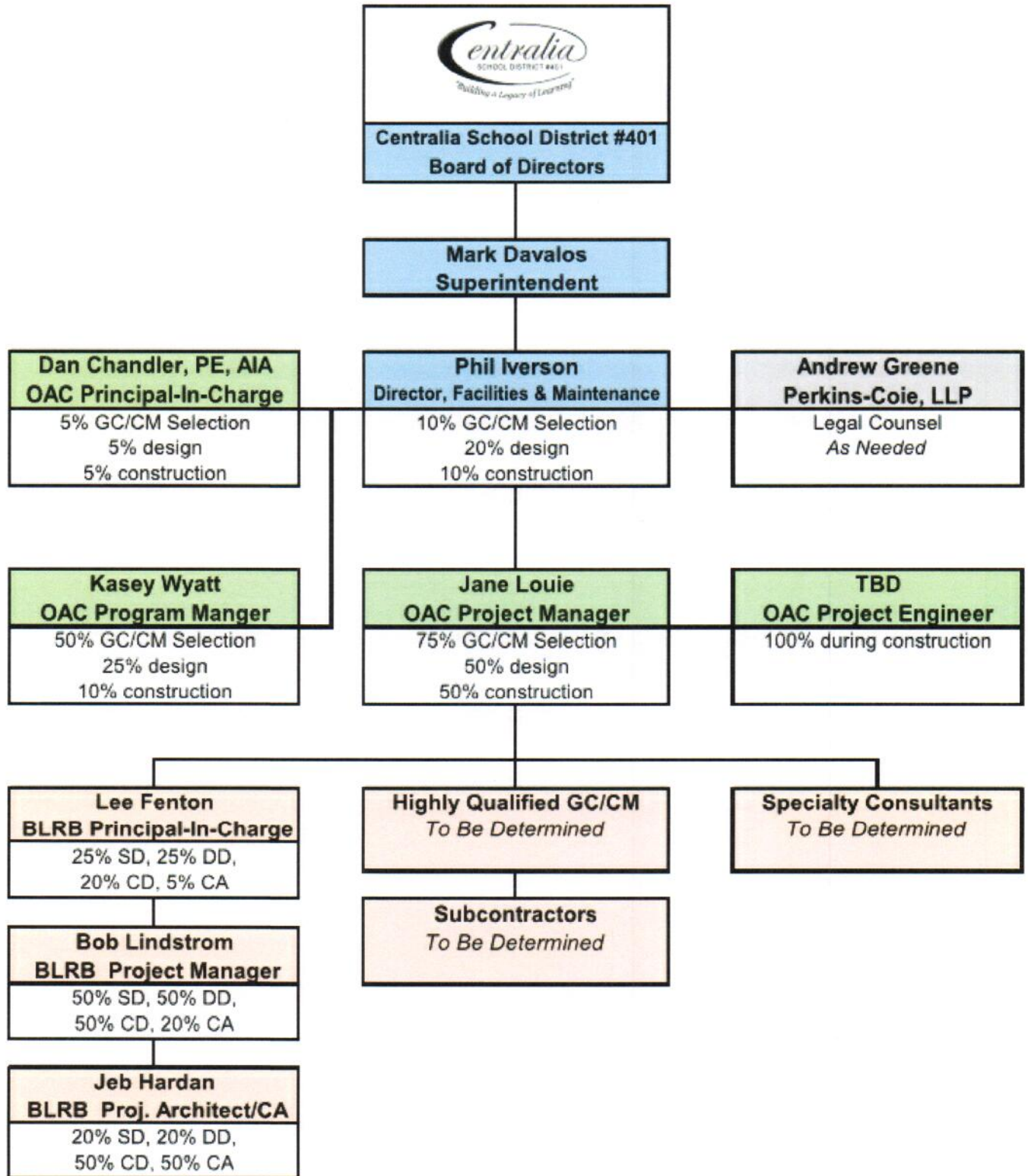
- A description of your organization’s qualifications to use the GC/CM or D-B contracting procedure.
- A **Project** organizational chart, showing all existing or planned staff and consultant roles. *Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)*
- Staff and consultant short biographies (not complete résumés).
- 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 Attachment D for an example.)*
- 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.*
- The qualifications of an interim project manager until your organization 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 interim project manager will serve. *Note: This information is required only if your organization has yet to select a project manager at the time of application.*
- A brief summary of the construction experience of your organization’s project management team that is relevant to the project.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.
- A brief description of your planned GC/CM or D-B procurement process.
- Verification that your organization has already developed (or provide your plan to develop) specific GC/CM or D-B contract terms.

Centralia School District has retained a highly-qualified project management firm with extensive GC/CM expertise. See Attachment A for additional detail.

The Centralia School District has retained OAC Services to manage the overall program including GC/CM process. OAC is has vast experience in alternative delivery contracting in the state of Washington. OAC's alternative contracting projects include over 50 GC/CM projects worth in excess of \$1.5 billion dollars. Twenty of those projects are K12 facilities within the last 7 years. OAC is committed to sharing its GC/CM knowledge and expertise to mentor the District in alternative contracting to increase the chances of a successful project throughout all phases: procurement, pre-construction, buyout, negotiation, contract execution, construction, occupancy and closeout.

Project Organization Chart – Centralia High School Modernization



Mark Davalos, Superintendent, Centralia School District

Mark Davalos became Superintendent of the Centralia School District on July 1, 2015. He previously served as Superintendent of the St. Helens school district in Oregon, and as a Deputy Superintendent for Portland Public Schools. Before moving into district-level administration, Mr. Davalos was a principal at schools in Salem, OR and Duarte, CA. His career in education began in 1978.

He is overall responsible to the Centralia School Board of Directors for the voter approved 2017 capital improvement bond program. Under his leadership and guidance, the project team will plan and deliver a high school modernization and the construction of two elementary school facilities that support the vision, mission and goals of the Centralia School District and the expected outcome CSD promised its voters and community.

Phil Iverson, Director of Facilities & Maintenance, Centralia School District

Phil Iverson has been with Centralia School District since 2015. Phil oversees the district maintenance and operations which includes all systems, preventative maintenance, long term facility plans and district operations. Phil brings valuable knowledge of district standards and will serve as one of the primary contacts for the construction process.

Andrew Greene, Partner, Perkins Coie LLP

Andrew Greene is a partner in the Seattle office of Perkins Coie, LLP and chair of its national construction practice. He has been retained as project legal counsel and will be a main point of contact for legal issues that arise during the project.

Andrew has served as a project counsel and drafted agreements (construction, architectural, consultant, and construction management) for numerous school district and public owner construction projects. Recent GC/CM experience include projects for Metro Parks of Tacoma, the Point Defiance Zoo & Aquarium, Spokane International Airport, Washington State University, and numerous school districts (Highline, Vashon, Clover Park, Olympia and Edmonds, etc.). Andrew is recognized in *The Best Lawyers in America* for the practice area of construction law.

Kasey Wyatt, Sr. Associate/Program Manager, OAC Services

Kasey Wyatt has over 22 years of school construction and project management experience including 12 GC/CM projects valued over \$479 million. Kasey will serve as the program manager and will oversee and manage the GC/CM selection, design and construction phases of the project. She will be the CSD's lead in the oversight of bid, contract and project management documents and procedures prepared by the GC/CM. She builds highly collaborative designer-contractor-owner teams focused on the owner's needs throughout.

Dan Chandler, PE, AIA, Principal, OAC Services

Dan Chandler has over 30 years of construction experience. Dan will serve as the Principal-In-Charge (PIC) and will support the Centralia School District and the OAC team during GC/CM procurement, contracting and subcontractor procurement including possible MC/CM and EC/CM. Dan is a respected and seasoned GC/CM practitioner with seven years' experience serving on the CPARB's Project Review Committee. His background includes extensive experience in all construction delivery methods including GC/CM, design-build and design-bid-build project in the public, private and not-for-profit sectors.

Jane Louie, Sr. Project Manager, OAC Services

Jane Louie brings over 30 years of experience in project and construction management. Jane has extensive experience in diverse projects including tenant improvements, corporate interiors, banking, education, healthcare, high-tech, bio-tech, food service and hospitality. Consistently leading critical project components to successful and timely completions, within and/or under budget constraints, Jane brings solid understanding of construction processes, procedures, specification interpretation, cost and scheduling management.

Jane attended the AGC Education Foundation's GC/CM training in June 2017. Current GC/CM projects include the Point Defiance Aquarium and Tahoma School District's high school and renovation projects.

Lee Fenton, AIA, LEED AP BD+C, Principal, BLRB Architects

Lee Fenton is a principal and has been with the firm since 1984. Lee is an experienced and adept educational planner and his superior design skills have garnered multiple awards for both educational and architectural excellence. Lee's advanced technical skills and creative approach to design yield imaginative, yet practical and cost-effective solutions to every project on which he serves. Recent experience includes Sumner, Foster and Chartiers Valley high school modernizations, Chinook Middle School, and Baker Middle School replacement. Lee is an active member of several professional organizations including the American Institute of Architects and Association for Learning Environments.

Bob Lindstrom, AIA, Architect Project Manager, BLRB Architects

Bob Lindstrom is an associate principal and has been with BLRB since 1997, He is a creative and experienced architect and project manager bringing 26 years of professional experience focused on K-12 facility planning and design. Bob is a highly skilled project manager and designer with an exceptional ability to translate vision and need into attractive, functional, and cost-effective facilities. His experience and leadership of the subconsulting team members, jurisdictional coordination and direct interface with the general contractor will assure efficient and effective schedule and budget control.

Organizational Controls

Centralia School District has engaged OAC Services, Inc., who has extensive project controls and reporting systems to effectively manage the scope, schedule and budget for the projects. Ms. Wyatt will work with CSD in the implementation of standard project budgeting tools and project management websites to manage communications and monitor progress. Budget tracking tools will establish the overall detailed budget to be approved by the CSD Board and then track actual expenses and forecast future costs. Schedule progress will be tracked against the master schedule.

Planned GC/CM Process

CSD is planning on utilizing a modified AIA133 owner agreement along with modified AIA201 general conditions developed in close coordination with legal counsel. In addition, CSD is planning on a comprehensive preconstruction services scope of work and general requirements (Division 01) that will be coordinated thoroughly with the modified AIA documents for the GC/CM construction procurement within Washington State.

Preparation of the GC/CM RFP and selection process will be based on an OAC standard form and modified with the latest lessons learned from other public owners. This process will include selection criteria, interviews and final selection evaluations.

The roles and responsibilities of the owner, construction management team, architect, and the GC/CM are defined and coordinated through a number of responsibilities and contractual requirements.

GC/CM Procurement

CSD is planning on using a three-phased GC/CM selection model:

1. Public outreach followed by a Request for Qualifications and Approach
 - a. Focusing on relevant experience, proposed team and approach
 - b. Short list for interviews—three, possibly four firms
2. Extensive interviews, site and office visits
 - a. Focusing on team members proposed
3. Fee and Specified General Conditions Proposal
 - a. Focusing on competitive and reasonable fees

8. 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: *(labeled Att. 'E')*

- 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

Please refer to Attachment B.

9. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

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

Note: applicant may utilize photos to further depict project issues during their presentation to the PRC

Please refer to Attachment C.

10. Resolution of Audit Findings on Previous Public Works Projects

No unresolved findings.

Signature of Authorized Representative

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

Should the PRC approve your request to use the GC/CM 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.

Signature Mark A. Davalos

Name: Mark Davalos

Title: Superintendent

Date: June 30, 2017

ATTACHMENT "A"

Team Experience

The following table lists some (but not all) of the relevant Alternative Delivery Experience of the Centralia High School Modernization team.

Name	Summary of Experience	Projects	Construction Budget	Procurement Type	Role During Project Phases		
					Pre-Design	Design	Construction
Dan Chandler, PE, AIA	Principal, OAC Services	Lake Washington School District (6 schools)	\$399M	GC/CM	PM PIC	PM PIC	PM PIC
		Snohomish County Courthouse	\$160M	GC/CM	PM PIC	PM PIC	PM PIC
		Clover Park School District (6 elementary schools)	\$190M	GC/CM	PM PIC	PM PIC	PM PIC
		Tahoma School District (High School, Elementary, and Renovations)	\$229M	GC/CM	PM PIC	PM PIC	PM PIC
		Central Valley School District (5 schools)	\$140M	GC/CM	PM PIC	PM PIC	PM PIC
Kasey Wyatt	Senior Associate/Program Manager OAC Services	Clover Park School District (6 elementary schools)	\$190M	GC/CM	PGM	PGM	PGM
		Tahoma School District (High School, Elementary, and Renovations)	\$229M	GC/CM	PGM	PGM	PGM
		Evergreen State College Olympia School District (High School, Elementary Renovation)	\$18M \$42M	GC/CM GC/CM	PGM PGM	PGM PGM	PGM PGM
Jane Louie	Sr. Project Manager OAC Services	Metro Parks Point Defiance Aquarium	\$48M	GC/CM			PM
		Tahoma High School	\$174M	GC/CM			PM

ATTACHMENT "B"

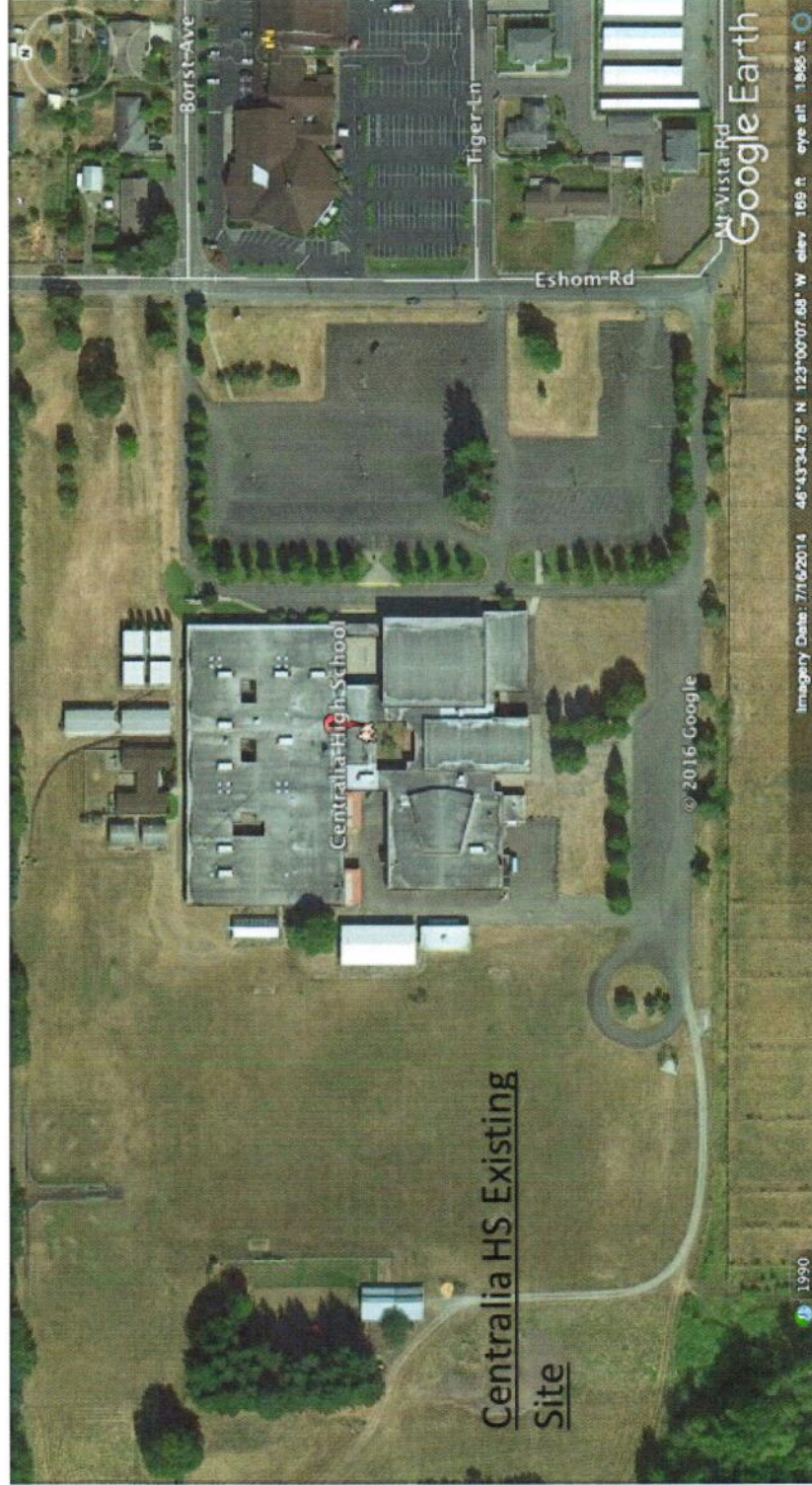
Public Project Experience

The following table lists Centralia School District capital projects executed 2011-2017.

Project Name	Budget		Delivery Method	Planning Start	Construction Start	Project Completion		Explanation of Budget or Schedule Overruns
	Planned	Actual				Planned	Actual	
STEM Building Grant Award	\$3.6M	TBD	TBD	11/2016	TBD	TBD	--	
Centralia Community Pool Liner Replacement	\$225,000	\$214,000	Negotiated Contract	--	--	2/2017	3/2017	
Edison Elementary Roof Replacement	\$54,000	\$43,000	Small Works	6/2016	7/2016	8/2017	8/2017	
Jefferson Lincoln Heating Controls & Drainage	\$117,000	\$120,000	Small Works	6/2016	6/2016	9/2016	11/2016	Programming issues on heating controls
District Office Annex Building	\$325,000	\$345,000	KCDA/Small Works	6/2016	7/2016	8/2016	10/2016	Late delivery, owner requested changes
Portable Install (2 sites)	\$270,000	\$270,000	KCDA	7/2016	8/2016	8/2016	9/2016	Late delivery of portables
Oakview Main Entry Roof Replacement	\$95,000	\$85,000	Small Works	6/2015	7/2015	8/2015	9/2015	Inclement Weather
Districtwide Flooring Replacement	\$85,000	\$90,000	Small Works	6/2015	7/2015	9/2015	9/2015	
Washington Elementary Portable Replacement	\$150,000	\$137,000	KCDA	6/2015	7/2015	8/2015	8/2015	
Portable Install (4 sites)			KCDA	6/2014	7/2014	8/2014	8/2014	

ATTACHMENT "C"

Site Plan and Preliminary Drawing





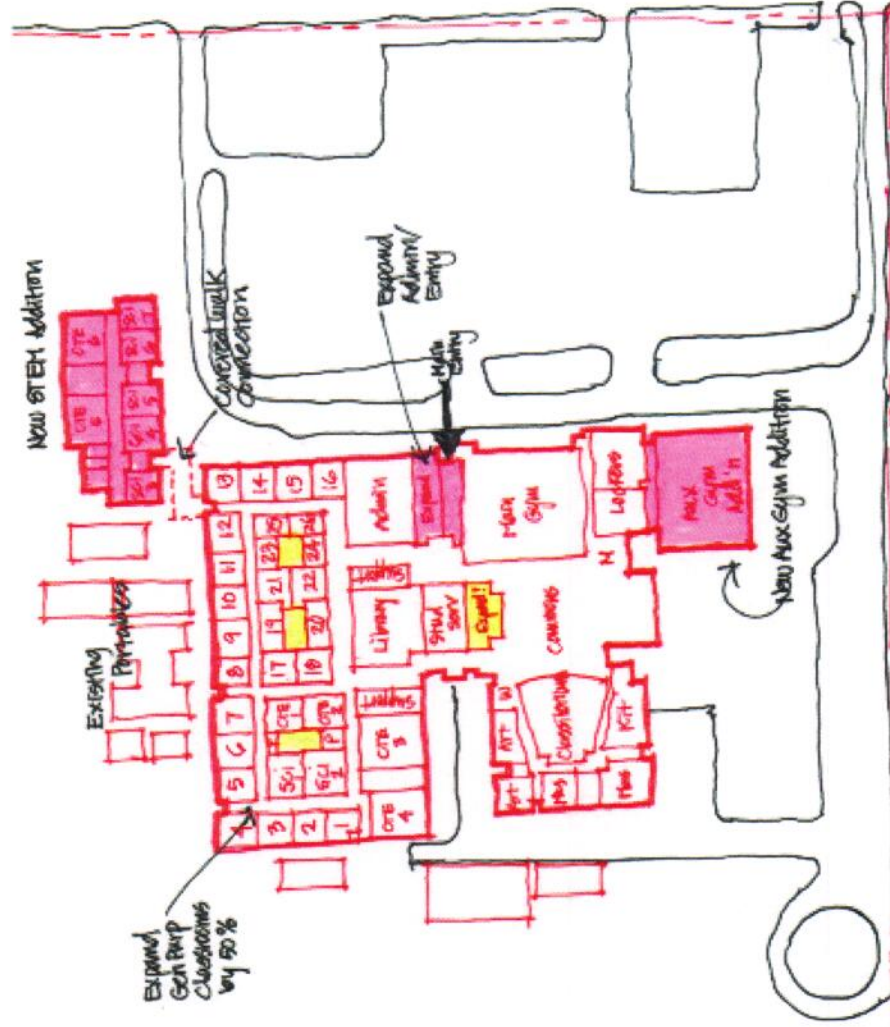
Centralia HS Existing
Floor Plan

Centralia High School Concept

A major component of this concept is an increase to the existing square footage of the existing classrooms from approximately 750 sf each to 1000 sf each, without expanding the footprint of the building.

Another major component of this concept is the 3 additions.

1. STEM addition as stand alone structure
2. Expansion of main entry to provide safe and secure entrance point with expanded main office.
3. New auxiliary gym addition adjacent to the locker rooms



Conceptual Diagram

This initial study diagram is preliminary, but intends to portray program analysis in alignment with the basic preliminary scope of work identified prior to beginning the planning process with the client, Centralia School District.

For the purposes of beginning the study, there has been prior visualization of a STEM addition by another design team. This diagram is factored in to the overall scope of work proposed in this study, and is portrayed as a separate addition that will be connected to the main building as part of this project.

The following slides indicate a basic breakdown of teaching stations that are present at the Centralia High School facility, as well as the potential reorganization and build out of the new program. This area analysis assumes occupancy of 1042 students.

Program Analysis

<u>Existing Teaching Stations.</u>	
General Purpose CR	30
Science	6
CTE	4
Art	2
Music	2
<u>Gymnasium</u>	<u>1</u>
Total	45

<u>Proposed Teaching Stations.</u>	
General Purpose CR	26
Science	7
CTE	6
Art	2
Music	2
<u>Gymnasium</u>	<u>2</u>
Total	45

Occupancy Analysis

Teaching Stations Summary

Assumptions

- 45 Teaching Stations (from previous program analysis)
- 28 Students per teaching Station
- 6 period day at Centralia HS
- 5 of 6 periods occupied by teachers and students (each staff member open for 1 planning period per day)

$$45 \times 28 = 1260. \quad 1260 \times (5/6) = 1050$$

1050 students occupancy at Centralia HS with (Not including portables)