

May 17, 2018

Washington State Department of Enterprise Service
Talia Baker
1500 Jefferson Building
Olympia, WA 98504-1401

RE: **Application for Project Approval** to use the General Contractor / Construction Manager (GC/CM Alternative Contracting Procedure for Federal Way Public Schools (FWPS) – Addendum

Dear Talia:

Attached, please find Exhibit A, Project Organization Chart – REVISED and GC/CM Project Application, Addendum for the previously submitted CPARB documents (dated April 20, 2018) for FWPS projects – Lake Grove, Mirror Lake, and Wildwood Elementary Schools for the above reference subject.

In response to recent construction reports and regional escalation exceeding predictions, we have developed several cost savings approaches towards delivery of our projects, including grouping three of our elementary school projects to be designed by one architect and bid to a single Contractor. We have accordingly re-assigned our project management support teams in response to this and other changes, and accordingly Ray Vefik will be the Project Manager for this package of three schools. In combining these schools to be approached as a single project, we will be able to capitalize on design and construction efficiencies through project similarities and economies of scale. Given the short design and construction phases for these projects, engaging a GCCM contractor in design will be essential to the successful delivery of these projects.

We look forward to further explain this project to you at our presentation to the PRC Board on 5/24/18. Please feel free to contact me with an questions.

Sincerely,



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FWPS Capital Projects Manager
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State of Washington
 Capital Projects Advisory Review Board (CPARB)
 PROJECT REVIEW COMMITTEE (PRC)

APPLICATION FOR PROJECT APPROVAL - ADDENDUM
*To Use the General Contractor/Construction Manager (GC/CM)
 Alternative Contracting Procedure*

ADDENDUM

6. Public Body Qualifications

Please provide:

- 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 Exhibit A – Project Organization Chart - REVISED

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

Dan Gendreau, PMP, Principal, CBRE/Heery

Mr. Gendreau leads the CBRE | Heery team, acting as team Principal. He is responsible of staffing and directly supporting the District to ensure the PM team is aligned to and focused on the needs of the capital program. Mr. Gendreau has over 28 years of program and project management experience, in both public and private sectors. He has served as Principal for Quincy Schools District 2016 Capital Bond and Seattle Public Schools BEX IV Capital Bond programs. Mr. Gendreau has led teams in delivering over \$2 billion in commercial capital projects, with delivery methods including Design/Bid/Build, Design/Build, and commercial equivalent of GCCM where a general contractor is engaged early in Schematic Design with negotiated Guaranteed Maximum Prices in Construction Documents phase.

Representative Project Experience for Dan Gendreau

Project	Value	Role / Tasks	Completion
Interbay – Mixed Use Development	\$56 Million	Project Manager & Principal	February 2017 - Present
Airbnb – Seattle HQ +*	\$14 Million	PM Director	March 2017 - Present
Quincy School District 2016 Bond*	\$125 Million	Principal	June 2016 - Present
Seattle Public Schools BEX IV*	\$208 Million	Principal	September 2015 - Present
Microsoft Building 83 **	\$206 Million	PM Director	June 2013 – December 2015

Microsoft Bravern & Advanta **	\$375 Million	PM Director	May 2007 – June 2011
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***= GCCM Projects within Program**

****=Commercial GCCM equivalent**

Ray Vefik, Senior Project Manager:

A registered architect, Ray has 35 years of project management experience with 20 years in educational projects. He has a keen eye for design and is successful at keeping projects on time and within budget. Having served on the Capital Projects Subcommittee for the Auburn School Board in Auburn, Washington, Ray has overseen the construction and renovations of the six-year Capital Construction Levy to provide necessary repair and improvement work at 19 elementary, middle, and high schools and 6 support facilities.

Project	Value	Role / Tasks	Completion
Whidbey Island Naval Air Station, Hangar Renovation and Addition: (Design-Build)	\$25 Million	Project Manager	December 2016
Auburn SD Capital Construction: 4 ea. (D/B/B) Lake Hill, Arthur Jacobson, Auburn Mountainview, Auburn HS	\$46.4M	Auburn School Board / Capital Subcommittee	December 2017
Auburn SD Capital Construction: 9 ea. * Olympic MS, Dick Scobee, Chinook, Terminal Park, Pioneer, + 4 ea more elemt.	\$456M	Auburn School Board / Capital Subcommittee	On-going

* = GC/CM Projects

EXHIBIT A

Project Organization Chart - REVISED

