



Preparing Students for Lifelong Learning,
Rewarding Careers & Productive Citizenship

ROCHESTER SCHOOL DISTRICT No. 401

CPARB PROJECT REVIEW COMMITTEE (PRC)
GC/CM PROJECT APPLICATION FOR
EXPANSION AND MODERNIZATION OF ROCHESTER HIGH SCHOOL

JANUARY 23, 2020



ROCHESTER SCHOOL DISTRICT NO. 401

10140 Hwy 12 SW, Rochester, WA 98579 (360) 273-5536 FAX (360) 273-5547

Board of Directors *Michael Langer* | *John Mortenson* | *Juana Rivera* | *Grant Rodeheaver* | *Neil Turner*

Superintendent *Kimberly M. Fry* | Director of Curriculum & Technology *Justin J. Black* | Business Manager *Jill Pratt*

December 9, 2019

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

Dear PRC Members,

Please find attached, the application for approval to utilize GC/CM contracting method for the Rochester School District expansion and modernization of Rochester High School.

This project will be the first project Rochester 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 we have done our due diligence in exploring and we strongly believe that the GC/CM process would be the ideal method of procurement for construction services given the Project's constraints, budget limitations, and potential adverse impact on the staff, students, and community if not completed successfully and on-time.

The Rochester School District has retained OAC Services, Inc. to serve as our Program and Project Manager as well as GC/CM Advisors. Additional team members include TCF 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,

Kimberly M. Fry
Superintendent
Rochester 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)
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): Rochester School District No. 401
- b) Address: 10140 Highway 12 SW, Rochester, WA 98579
- c) Contact Person Name: Kim Fry Title: Superintendent
- d) Phone Number: 360-273-9242 E-mail: kfry@rochester.wednet.edu

1. Brief Description of Proposed Project

- a) Name of Project: Expansion and Modernization of Rochester High School
- b) County of Project Location: Thurston County
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)

Rochester High School is located in unincorporated Thurston County, on a shared 77-acre site with Rochester Primary School and Grand Mound Elementary School. The school campus consists of the main school building, seven double classroom portables, a greenhouse, and athletic facilities. The main building of 66,400 SF consists of fifteen regular classrooms with half of the classrooms on the interior without daylight. A music room, stage, small commons space, and CTE spaces are adjacent to a gymnasium with attached locker rooms, as well as a library, administration and other support spaces.

The proposed project is to expand and modernize Rochester High School to accommodate up to 800 students. The current Rochester High School was completed in 1989 for a population of roughly 450 students, and now houses over 660 students with over half of the students in portable classrooms. The scope of the project would include an expansion with additional classrooms to remove portables, and new administrative spaces; improving safety and security to the building and campus; replace failing heating, cooling, fire suppression, and alarm systems; and to improve CTE, arts and athletic spaces.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 6,080,000
Estimated project construction costs (including construction contingencies):	\$48,900,000
Equipment and furnishing costs	\$ 2,800,000
Off-site costs	\$ 1,100,000
Contract administration costs (owner, cm etc.)	\$ 2,010,000
Contingencies (design & owner)	\$ 4,200,000
Other related project costs (permits, impact fees and utilities)	\$ 1,500,000
Sales Tax	\$ 3,950,000
Total	\$70,540,000

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 design and construction of the Expansion and Modernization of Rochester High School will be funded from the proceeds of a \$57,490,000 capital bond measure that will be presented to the voters of Rochester School District on February 11, 2020. \$52,400,000 of the bond proceeds will be allocated to

the project, while the remaining \$18,140,000 is anticipated SCAP reimbursement. The District has available funds within the Capital Fund to cover the costs of Professional Services incurred while bonds are being sold.

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)

GC/CM PROCUREMENT SCHEDULE	
Activity	Date
PRC project presentation	01/23/20
PRC Approval of GC/CM	02/03/20
Special Election Day	02/11/20
February 11, 2020 Vote Certification	02/21/20
Advertisement of Request for Qualifications Published (1st Notice)	02/24/20
Advertisement of Request for Qualifications Published (2nd Notice)	03/02/20
Pre-Proposal Conference	03/06/20
Statement of Qualifications Due	03/13/20
SOQ Scoring and Short-Listing	03/18/20
Notification to Short-Listed Firms with Draft Contract	03/19/20
Interview Short-Listed Firms (Tentative)	03/27/20
Notification to Most Highly Qualified Firms to Submit RFFP	03/30/20
RFFP Submittal Deadline and Public Opening	04/06/20
School Board Approve GC/CM Selection and Award Contract	04/15/20
GC/CM Contract	04/17/20
GC/CM Preconstruction Services	Apr-20
MACC Estimate/Negotiations	Apr-21
School Board Approval of MACC/GMP	Jul-21

DESIGN AND CONSTRUCTION SCHEDULE		
Activity	Start	Finish
Architect Selection - Completed	Apr-19	May-19
AE Consultant Selection	Jul-19	Mar-20
Programming/Conceptual Design	Jul-19	Mar-20
Schematic Design Phase	Mar-20	Jun-20
Design Development Phase	Jun-20	Oct-20
Construction Documents Phase	Oct-20	Apr-21
Permitting	Aug-20	May-21
Bid Package/Bid Phase	Mar-21	Apr-21
Construction Phase	May-21	Aug-23
Substantial Completion	Aug-23	Aug-23
Occupy New Building	Aug-21	Sep-23
Final Completion	Aug-23	Nov-23
Warranty Phase	Aug-23	Aug-24

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?
- 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.

- 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?
- 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?

The Expansion and Modernization of Rochester High School 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. The intent of the project is to build the main classroom and administrative space addition during the 2021-2022 school year. Following this addition component, the intent is to phase the remaining modernization portions of the project through completion in 2023. This project will require critical phasing to maintain school operations, and portions of work 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.
- Market Conditions** – The current construction market has realized significant cost escalation over the past couple years where the more time it takes to modernize the building the more unreliable cost predictability will become. With the District utilizing the majority of debt capacity in issuing the bonds need to fund this project, cost uncertainty will be one of the highest risks in this project. The GC/CM will be critical in helping to establish how we phase the project to minimize budget impacts.
- Restricted Water Rights** - The high school shares a well and water rights with both Rochester Primary School and Grand Mound Elementary School. The GC/CM will play a critical role in helping determine the constructability of components and systems that aid in water conservation, as well as ensuring the water supply is not restricted to the other schools on-site. Having a GC/CM partner will aid in addressing cost predictability for these resolutions.
- 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.
- Central Food Storage** - While Rochester High School no longer serves as the central kitchen for the school district, the other schools in the District rely on the storage capacity at Rochester High School to provide more than one day of food. It is critical that access to food stores for the District remain open year-round, with pick-up and delivery ongoing during initial site work and modernization of facility. This work will need to be performed in phases to allow continuous operation and to insure a safe and secure work environment.

2. Construction at Existing Site and Operational Impacts:

The Rochester High School site will need to be assessed and a phasing plan needs to be developed to accommodate staff and student transitions between each phase. The intent is to isolate the area for the addition and build out the new classrooms and admin spaces in the first year, which should allow the housing of a majority of the staff and students, opening the majority of the classroom and support spaces to be modernized in the second year 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 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. This input of the GC/CM will also allow for the most efficient design of the addition to support a smooth transition between phases.
- b. 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.
- c. 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.
- 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 Rochester 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.

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
- 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.
- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.

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:

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.

6. Public Body Qualifications

Please provide:

- A description of your organization’s qualifications to use the GC/CM 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 Example on Project Organizational Chart)
- 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.*)
- The qualifications of the existing or planned project manager and consultants.
- 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.
- 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 procurement process.
- Verification that your organization has already developed (*or provide your plan to develop*) specific GC/CM or heavy civil GC/CM contract terms.

Rochester School District has retained a highly qualified project management firm with extensive GC/CM expertise.

Rochester School District has retained OAC Services, Inc. to manage the overall program and the Expansion and Modernization of Rochester High School, including the GC/CM process. OAC is the region’s most experienced GC/CM project management consulting firm, and 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.

Please See Attachment A: Expansion and Modernization of RHS Organization Chart

Kim Fry, Superintendent, Rochester School District

Kim became Superintendent of the Rochester School District on July 1, 2010. Prior to becoming the superintendent, she served as an assistant superintendent and as a building principal in the district. During her tenure as a principal, Kim was heavily involved in the design and construction of the current Rochester Primary School. Her career in education began in 1989.

She is overall responsible to the Rochester School Board of Directors for the capital improvement bond program which will be put before voters on February 11, 2020. Under her leadership and guidance, the project team will plan and deliver a high school expansion and modernization, as well as safety and security improvements at Rochester Primary School, Grand Mound Elementary and Rochester Middle School. These projects support of the vision, mission and goals of the Rochester School District and the expected outcome RSD promised its voters and community.

Ed Dowell, Director of Facilities & Maintenance, Rochester School District

Ed Dowell has been with Rochester School District since 2018. Ed oversees the district maintenance and operations which includes all systems, preventative maintenance, long-term facility plans and district operations. Ed brings valuable knowledge of district standards and will serve as one of the primary contacts for the construction process.

Ed owned and managed a small excavation company for the previous 20 years. He performed everything from road design and construction to building excavation. Ed was also as a consultant for industrial plant dismantlement and overseas shipment. Prior to working with the District, Ed managed the construction yard for a major bridge building company that primarily built freeway bridges and rail bridges over waterways. His main responsibility was ensuring materials and equipment needed was delivered to multiple sites, fabricating H pile and can pile for bridge construction, staging oversized loads and load out to several locations. He was a key component in many jobs that ranged in value from \$5,000 to over \$150,000,000.

Jill Pratt, Business Manager, Rochester School District

Jill has been with Rochester School District since 2007. She oversees the district's finances, including a general fund budget of over \$33,900,000. She has experience with bonds, construction contracts and state and federal regulations for capital projects. As a former assistant audit manager for the Washington Stater Auditor's Office, Jill is knowledgeable of and committed to ensuring the district is compliant with all governmental auditing standards; to ensure accountability, fiscal integrity and openness in local government. Jill will serve as the primary district contact for all fiscal and contract matters.

Graehm Wallace, Partner, Perkins Coie LLP

Graehm Wallace is a partner in the Seattle office of the law firm Perkins Coie LLP. Graehm has provided GC/CM project legal assistance for numerous public entities including preparation of GC/CM contract documents and providing legal counsel regarding compliance with RCW Chapter 39.10 for GC/CM projects. For example, Graehm has prepared GC/CM contracts for the following School Districts: Auburn, Bainbridge Island, Bellingham, Centralia, Central Kitsap, Central Valley, Clover Park, Edmonds, Evergreen, Federal Way, Ferndale, Fife, Kalama, Lake Stevens, Mead, Mount Vernon, Port Townsend, Puyallup, Seattle, Shoreline, Spokane, Tacoma, Tahoma, Vancouver, and Yelm; also for Lakehaven Water and Sewer District, Columbia County Health System, Grays Harbor Public Hospital District, Lake Chelan Community Hospitals, Chelan County PUD, and Spokane Public Libraries; as well as for the Cities of Oak Harbor and Spokane.

Graehm has twenty-three years legal counsel experience working in all areas of construction and has provided legal assistance to over 100 Washington public entities. His work has covered all aspects of contract drafting and negotiating. This includes preconstruction, architectural, engineering, construction-management, GC/CM, design-build, and bidding. Graehm also provides legal advice during construction, claim prosecution, and defense work.

Mitch Romero, AIA, LEED AP, CCM; PIC & Program Manager, OAC Services

Mitch has managed (10) GC/CM projects since 2003, with more than 28 years of experience in design and construction program management, and the majority of his career spent working for public schools in Washington State. He has worked with a wide range of public clients, including school districts and other local public clients on renovations, tenant improvements, system upgrades, modernizations, new construction, and bond programs.

David McBride, Senior Project Manager, OAC Services

David has more than 15 years of engineering and project management experience. Since joining OAC, he has worked with several public entities throughout the state, managing projects of various sizes and assisting clients with project and program planning. David has collaborated with several clients to develop long-range plans, as well as major bond programs and capital improvements. He has led both program-wide efforts and individual projects.

David's experience in K12 project management include (6) GC/CM projects; the replacements of Fords Prairie Elementary School and Jefferson Lincoln Elementary School, renovations to Shadow Lake Elementary School, new construction of Tahoma High School, replacement of Lake Wilderness Elementary School, and the replacement of Evergreen Elementary School. Additional program and planning support include the long-range and bond planning for Rochester School District, program support and bond planning for Pateros School District, long-range and bond planning and program support for South Kitsap School District, and bond and levy program support for Lake Washington School District

Anjie Collins, Project Manager, OAC Services

Anjie brings 15 years of project management experience to our project team. She is knowledgeable in varying fields of the construction industry making her dynamic when communicating and integrating with design and construction. Anjie also has extensive experience in procurement, custom fabrication, commercial HVAC, permitting and installation of environmental graphics and signage.

Currently Anjie is currently managing a multi-phase, high school modernization GC/CM project for Centralia School District.

Sharil Boelk, Assistant Project Manager, OAC Services

Sharilynn is an Assistant Project Manager who has more than seven years' experience developing projects to ensure desired costs, quality and design. She has worked with a collection of public and government clients on renovations, security and IT upgrades, new construction, demolition, abatement, radio tower construction, tenant improvements and modernization projects. Sharilynn continues to self-develop and mentor with Senior Management to improve skills. She graduated in 2014 with a BS and BBA simultaneously. She is currently working to achieve a Masters in Business Administration and due to graduate by summer of 2020. Sharil is registered to take the AGC GC/CM course in February. She is also attending University of Washington to obtain Project Management skills. She has several certifications in process improvement such as LEAN management and Technical Writing.

Brian Ho, AIA, ALEP, LEED AP BD+C; Principal and Educational Planner, TCF Architecture

TCF Architecture Managing Principal, Architect and accredited Learning Environment Planner Brian Ho manages the planning, design and construction of K-12 learning environments. He is adept in leading complex and multi-faceted projects on existing campuses, and the often involved phasing of design scope to protect the safety of students and staff.

Brian has served in a leadership role for (8) GC/CM projects and is a proponent of the benefits offered by this method of delivery. His collaborative style of communication inspires creativity and responsiveness from his teams, as he maintains consistent involvement to help create sustainable, hardworking and flexible spaces that accommodate the variety of uses inherent to school facilities.

Holli Smith, AIA; Interior Design Architect/Communications Lead, TCF Architecture

Licensed Architect and certified Interior Designer, Holli Smith has contributed to the development of K-12 projects with TCF Architecture for nearly 20 years. Her role has her leading the design and development of interior spaces, combining knowledge gained through engagement with stakeholders, with research into history and School District goals for education to create uplifting, inviting learning environments. Her

designs reflect a meaningful story that is unique to each community, projected through the lens of architecture. In support of the 'big idea', she provides direction on color, materials and graphics; oversees the development of interior detailing; and collaborates with Owners on furniture and equipment (FF&E) coordination.

Please See Attachment B: Expansion and Modernization of RHS Personnel Experience

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

Please See Attachment C: Rochester School District Project Experience

8. 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. *(See Example concepts, sketches or plans depicting the project.)* At a minimum, please try to include the following:

- A 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 See Attachment D: Conceptual Plans for Expansion and Modernization of RHS

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.

Rochester School District has received zero audit findings.

10. Subcontractor Outreach

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

As part of the RFQ process we will ask the GC/CM to submit their plan to ensure small, women, and minority-owned businesses are encouraged to participate in bidding for this project. As part of the scoring the District will evaluate the plan for subcontractor outreach ensuring small, women, and minority-owned businesses are included.

CAUTION TO APPLICANTS

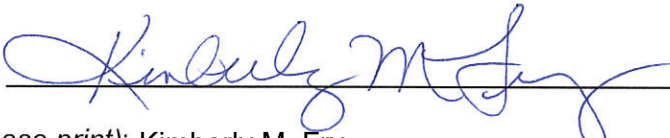
The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

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.

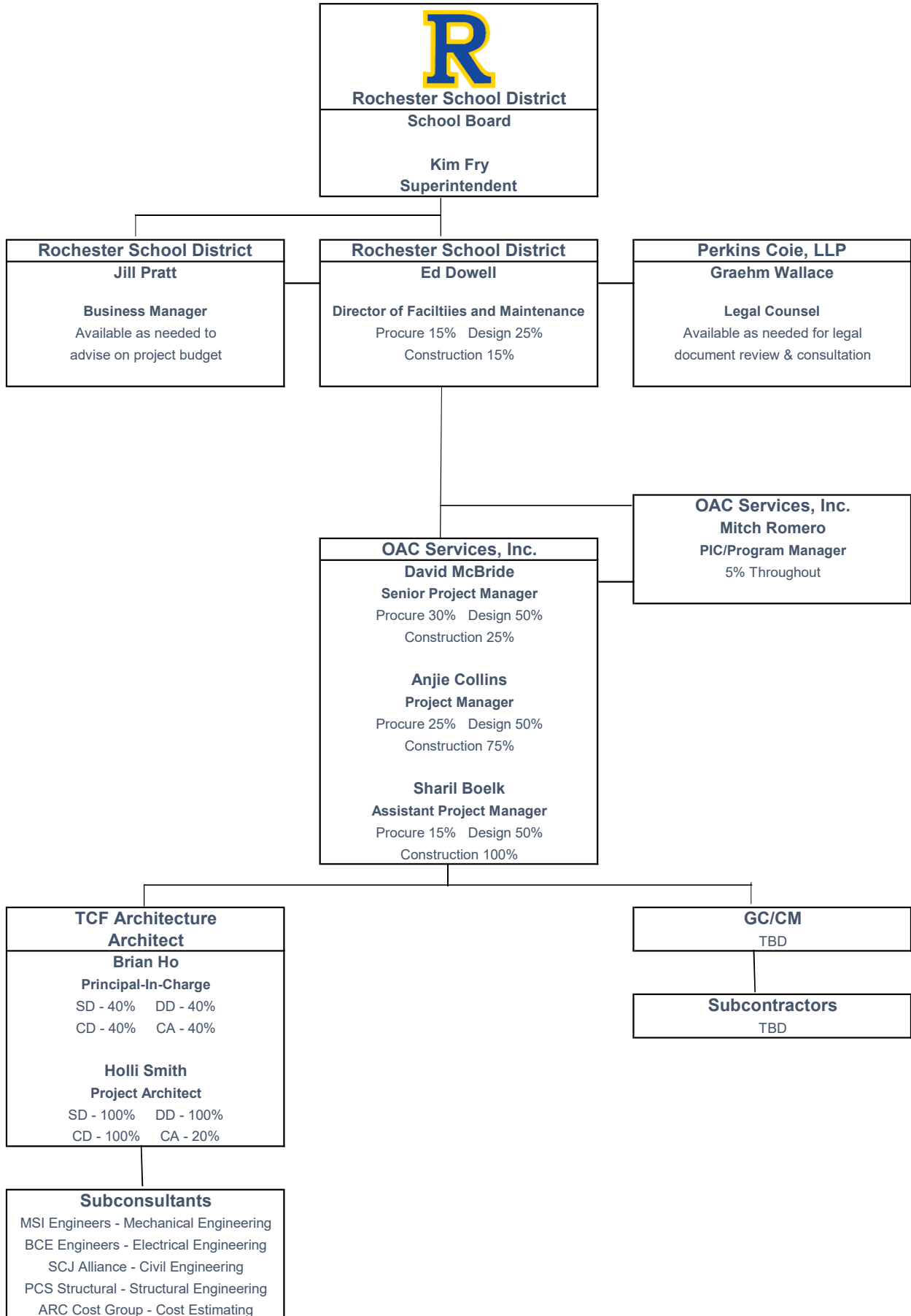
Signature:  _____

Name (please print): Kimberly M. Fry _____ (public body personnel)

Title: Superintendent _____

Date: 12/18/19 _____

Attachment A: Expansion & Modernization of RHS Organization Chart



Attachment B: Expansion & Modernization of RHS Personnel Experience

Name	Summary of Experience	Project Name	Project Size	Project Type	Role During Project Phases		
					Planning	Design	Construction
Kim Fry	RSD Superintendent for 9 years, previously the Principal of RPS and Planning Principal for the New RPS.	Community Development Block Grant Projects	\$250K	D/B/B	Planning and Oversight Throughout		
		RHS Restroom Conversion	\$110K	D/B/B	Project Oversight Throughout		
		District Office Conversion	\$625K	D/B/B	Direct Management Throughout		
		New Rochester Primary School	\$7M	D/B/B	Planning/Managing Principal Throughout		
Jill Pratt	RSD Business Manager for 12 years, previously with the Washington State Auditors office.	District Office Conversion	\$625K	D/B/B	Managed Budget Throughout		
		Grand Mound Elementary Modernization	\$5M	D/B/B			
		Rochester Middle School Modernization	\$8.2M	D/B/B	Completed Closeout of Past Bond Projects		
		New Rochester Primary School	\$7M	D/B/B			
Ed Dowell	RSD Director of Facilities and Maintenance since 2018, previously from the construction industry.	RHS Restroom Conversion	\$110K	D/B/B	Project Oversight Throughout		
		North-Bound I-5 Bridge Construction	\$150M	D/B/B	Construction Management		
		Owner of Excavation Company	Various	D/B/B	Owner and Manager for all Civil Work		
				D/B/B			
David McBride	Senior Project Manager with OAC's Education focus group for 4 years, with 15 years of project and program management experience.	Fords Prairie Elementary School Replacement		GC/CM	PM	PM	PM
		Jefferson Lincoln Elementary School Replacement		GC/CM	PM	PM	PM
		Puyallup Tribe Fisheries & Natural Resources Building	TBD	TBD	PM		
		Sunnyslope Elementary School Addition		D/B/B	PM	PM	PM
		Shadow Lake Elementary School Renovations		GC/CM	PM	PM	Advisor
		Lake Wilderness Elementary School Replacement		GC/CM		APM	PM
		New Tahoma High School		GC/CM			PM
Evergreen Elementary School Replacement		GC/CM			APM		
Anjie Collins	OAC Project Manager with 15 years of project management experience	Centralia High School Modernization	\$60M	GC/CM	PM	PM	PM
		Microsoft Cloud Collaboration Center	\$20M	CMAR		APM	APM
		The Everett Clinic	\$18M	CMAR	APM	APM	APM
Sharil Boelk	OAC Assistant Project Manager with background in public project management	Department of Emergency Management Radio Tower Improvements	\$27.2M	D/B/B	APM	APM	APM
		Tacoma Dome Security and IT Upgrades	\$8.1M	D/B/B	PM	PM	PM
		State of Washington Department of Fish and Wildlife Hatchery Repairs and Upgrades	\$1.1M	D/B/B	APM	APM	APM
		Pierce Transit Maintenance Facility Repairs and Upgrades & Communication Technology Improvements	\$48M	D/B/B	APM	APM	APM

Attachment C: Rochester School District Project Experience

Project #	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Construction Budget	Actual Construction Budget	Reason for Budget or Schedule Overrun
1	Rochester Primary School	New Construction of K-2 School	D/B/B	Mar-00	Aug-02	Mar-00	Aug-02	\$7M	\$7M	No Overrun, Late Closeout
2	RHS Roof Repair	Required Roof Repairs	D/B/B	Jan-02	Aug-02	Jan-02	Aug-02	\$173K	\$173K	
3	Rochester Middle School	Modernization of Existing Building	D/B/B	Mar-00	Aug-03	Mar-00	Aug-03	\$8.2M	\$8.2M	No Overrun, Late Closeout
4	Grand Mound Elementary School	Modernization of Existing Building	D/B/B	Mar-00	Aug-03	Mar-00	Aug-03	\$5M	\$5M	No Overrun, Late Closeout
5	District Office Conversion	Remodel of Old Primary School	D/B/B	Jun-08	Aug-09	Jun-08	Aug-09	\$625K	\$625K	
6	RHS Restroom Conversion	Addition of ADA Restroom	D/B/B	Jan-19	Aug-19	Jan-19	Aug-19	\$110K	\$110K	



ARCHITECTS WEST
ARCHITECTURE LAND PLANNING
INTERIOR DESIGN



CONSULTANTS
ATWOOD HINZMAN
STRUCTURAL ENGINEERING
RILEY ENGINEERING
MECHANICAL & ELECTRICAL
ENGINEERING
SKILLINGS &
CHAMBERLAIN
CIVIL ENGINEERING
RESTAURANT
SPACE DESIGN
FOOD SERVICE CONSULTANT

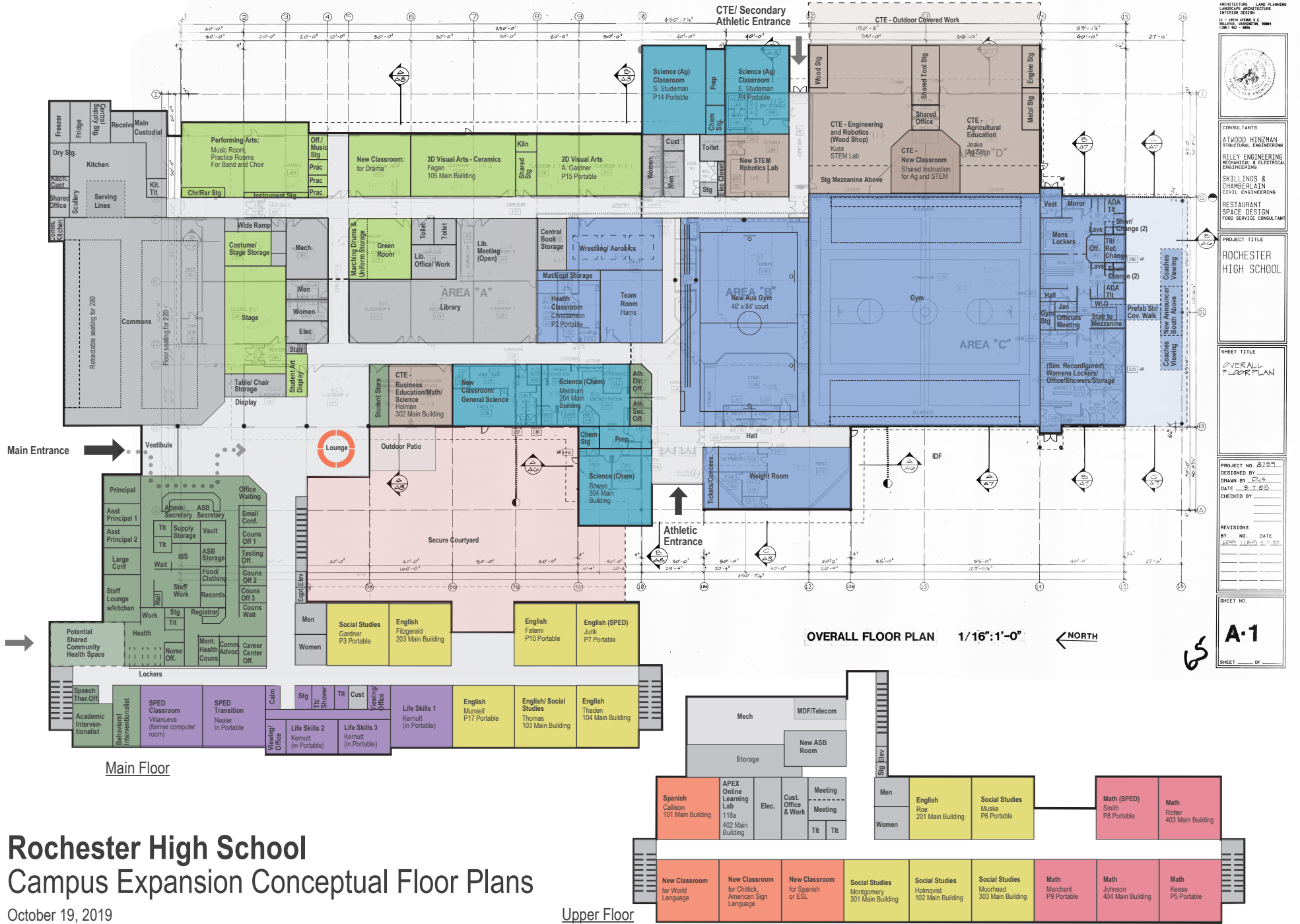
PROJECT TITLE
ROCHESTER
HIGH SCHOOL

SHEET TITLE
OVERALL
FLOOR PLAN

PROJECT NO. 2129
DESIGNED BY: JLS
DATE: 2.7.20
CHECKED BY:

REVISIONS	BY	NO.	DATE

SHEET NO.
A-1
SHEET OF



OVERALL FLOOR PLAN 1/16"=1'-0" NORTH

Main Floor

Upper Floor

Rochester High School Campus Expansion Conceptual Floor Plans

October 19, 2019

BID SET



Rochester High School Campus Expansion Conceptual Site Plan

October 19, 2019