

State of Washington
PROJECT REVIEW COMMITTEE (PRC)
GC/CM PROJECT APPLICATION
To Use the General Contractor/Construction Manager (GC/CM)
Alternative Contracting Procedure

The 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): **West Valley School District #363**
- b) Mailing Address: **2805 N. Argonne Rd. Spokane, WA 99212**
- c) Contact Person Name: **Kyle Rydell** Title: **Superintendent**
- d) Phone Number: **509-924-2150** E-mail: **kyle.rydell@wvsd.org**

1. Brief Description of Proposed Project

- a) Name of Project: **Centennial Middle School**
- b) County of Project Location: **Spokane**
- c) Please describe the project in no more than two short paragraphs. (See Example on Project Description)

This project is the replacement of the existing Centennial Middle School, which is on a small site in a very active neighborhood in the district. The existing building will remain while we build the new school, which creates tight spaces and so safety concerns for the students, and thus a primary need for GC/CM. The existing gyms will remain and be utilized with the new school to provide more gym space. The building will also be utilized as swing space for additional students during other future projects which will add to the congestion at this site. This small site creates difficulties for laydown space, parking, and playground spaces for the existing students.

A very knowledgeable and active GCCM will be critical to the success of the delivery of this project to best address student safety.

- d) Applying for permission to utilize Alternative Subcontractor Selection with this application? **No**
 (if no, applicant must apply separately at a later date utilizing Supplement B)

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$2,800,000
Estimated project construction costs (including construction contingencies):	\$43,000,000
Equipment and furnishing costs	\$1,750,000
Off-site costs	\$1,000,000
Contract administration costs (owner, cm etc.)	\$1,500,000
Contingencies (design & owner)	\$5,000,000
Other related project costs (briefly describe)	\$1,400,000
Alternative Subcontractor Selection costs	\$N/A
Sales Tax	\$4,000,000
Total	\$60,450,000

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 district has a capital bond measure on the February 13, 2024, ballot for \$92 million. The district does not plan to begin the selection process until they know that the bond has passed. However, we do not want to lose over a month after passage waiting for the next available PRC meeting. The district will not ask any firms to expend any pursuit costs until we know if the bond has passed on February 13, 2024.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

- a) Procurement; *(including the use of alternative subcontractor selection, if applicable)*
- 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)
- d) Provide an updated schedule to include Alternative Subcontractor Selection Procurement process.
(If applicable)

Date	Activity
February 16, 2024	Advertisement for Request for Proposal Published. (1st Notice)
February 23, 2024	Advertisement for Request for Proposal Published. (2nd Notice)
February 27, 2024	Pre-proposal conference
March 8, 2024	Statements of Qualifications due at 3:00 p.m.
March 8 - 16, 2024	SOQ scoring and short-listing of firms
April 2, 2024	Interviews with short listed firm (tentative date).
April 4, 2024	Notification to most highly qualified GC/CM firms to submit RFFP.
April 15, 2024	RFFP Submittal Deadline and Publicly Open-Read by 3:00 p.m.
April 16, 2024	Owner QA proposals and issue notification of intent to award contract.
April 17, 2024	School Board approve GC/CM selection and award preconstruction services
April 22, 2024	GC/CM Preconstruction Services negotiation and contract.

The GC/CM will be under contract and provide preconstruction services at the beginning of schematic design, providing for full GC/CM involvement throughout the design process. This approach allows the District and GC/CM to collaborate early in the schematic design and participate/consult in predevelopment meetings with the City, SEPA and regulatory requirements/processes. District design/construction standards in MEP, security systems and similar construction materials/type of construction is part of the bid package strategy which will drive the design infrastructure and systems to achieve standardization for sustainability/maintainability of the schools. Early involvement of the GC/CM allows for joint evaluation of bidding and risk management strategies and bid packages.

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?

The project has several elements of complexity that must be addressed:

- An occupied site requires detailed phasing plans to lessen the impact and disruption to educational learning and to so is much better than design-bid-build to promote the safety of students, staff, parents and the general public. The district will engage a GC/CM early in the design to develop a well-thought out and deliberate phasing plan to provide a safe, secure environment that aligns construction sequencing with minimal impact to educational and operational requirements.
- Early GC/CM engagement to identify critical life/safety, environmental and utility services will help the district to identify, mitigate and positively manage risks to reduce impacts to the educational experience of Centennial Middle School while under construction.
- There is a limited laydown and staging area, which requires close coordination and execution monitoring with the school and revisions to pedestrian and traffic circulation.

- An occupied middle school creates the opportunity for potential safety issues. Safety is a paramount concern for WVSD and early GC/CM participation will be critical to identifying potential safety risks and exploring mitigation measures and implementing plans for the safest alternatives.
 - There will be extensive demolition and construction requiring a phased occupancy approach and use of portable classrooms and pathways, utility interruptions and potential dust and noise issues. The GC/CM can help mitigate these issues during the design phase.
- 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.*
- West Valley's academic and educational support spaces and functions, site parking and athletic facilities will be occupied during construction. There are no additional swing spaces available and we must work with the GCCM to have very detailed phasing and traffic control plans. The educational and operational missions of the school must continue throughout construction. Traffic and pedestrian circulation, parking and wayfinding will be affected during construction. Every educator will say Middle Schoolers are the toughest to organize and control and yet here we are planning a new school next to their existing building while it is occupied, and students are going to be everywhere. The amount of gym usage in every building is substantial both during and after school hours as this facility is greatly utilized after hours by the community on and around the site.
- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?
- Involvement of the GC/CM during the design phase is critical because:
- The GCCM-developed phasing plan will help reduce the cost of construction, minimize disruption to educational learning and identify, mitigate, and monitor the safety of students, staff, and the community.
 - Due to a limited budget, having GCCM involvement throughout the design phase will provide accurate and detailed cost information as the design progresses. The GCCM will provide input into the products and materials used to optimize the return on investment and consider the total cost of ownership for critical environmental systems. Continuous value analysis and constructability reviews during design will allow for free flow and critical thinking to test design intent and solutions. This collaboration should also benefit the quality of construction.
 - Attracting and keeping quality subcontractors engaged during the design through the buyout phase is a critical component to managing the budget. In a traditional design-bid-build scenario, the lowest responsive and responsible bids may exceed allocated funds. Having a qualified GCCM on board provides accurate cost estimates throughout the duration of design and lowers cost risk. The GCCM will partner with West Valley School District, its consultants, and the entire project team to effectively manage cost, schedule, and quality with a higher degree of predictability to fulfill the commitments made to the local community.
 - The site is in close proximity to neighbors. Creating an effective plan to minimize dust, sound, traffic circulation and other disruptions will play an important role in determining the success of the project, and to meet and/or exceed the voter's expectations of being a 'good neighbor' and prepare for future bond proposals.
- If the project encompasses a complex or technical work environment, what is this environment?
- It is an active site with an owner who will be using alternative project delivery for the first time.**
- 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?
- This project is not historical.**

- 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?

Will not be using heavy civil GCCM.

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 Public Benefit related only to Alternative Subcontractor Selection, use Supplement A or Supplement B, if your organization decides to use this selection process. Refer to Question No. 11 of this application for guidance*). For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or

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

With GCCM delivery, cost and schedule predictability is much higher than with the design-bid-build method as the contractor is on board throughout design and construction, providing consistent and hopefully accurate cost and schedule information.

Retaining a contractor via the GCCM method is much more likely to result in broader subcontractor bid coverage. The GCCM contractor's subcontracting plan leverages their relationships, heightens local subcontractor interest, increases competition and manages costs during an unknown and very different material and labor markets. There are still far too many unforeseen in the future of the markets.

An additional fiscal benefit is gained through using the GCCM's expertise in value analysis and constructability reviews during the design phase to assist in developing a complete, understandable and cost-effective construction document set. Collaborating with the GC/CM in developing clear, concise scopes of work, and building a safe, simple and productive phasing plan is critical to the success of this project and minimizing impacts to the district's operations.

B. Risk allocation is identified and controlled by the party who can best manage the risk.

As a viable and trusted partner, a GCCM can help to develop a joint risk management matrix that tracks unknowns or issues to resolution that results in positively affecting the project's quality, time, and cost and risk mitigation.

The GCCM helps to develop the overall project schedule and assists the Owner with coordinating activities and mitigating time or scope impacts. The construction schedule addresses pending or immediate major 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.

Preconstruction services will be tailored to provide site investigations, minimal destructive or non-destructive testing; confirmation of existing utilities, services and structural conditions all of which should resolve significant uncertainty regarding unknown conditions.

WVSD will utilize modified AIA agreements drafted by Perkins-Coie to align each party's responsibilities. The alignment of agreements brings clarity, responsibility and authority to manage the alternative delivery process and associated risks.

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.

A. The GC/CM delivery method provides substantial public benefit over traditional design-bid-build by:

WVSD envisions the potential for early site work and phased construction and occupancy. GCCM involvement during the preconstruction services and coordination with the project team should allow the district to reduce the overall project schedule duration and cost.

Budget management is controlled along the entire design continuum with weekly design meetings to discuss, test design or construction options and provide proof of those options that might have time or financial impacts.

Alignment with District best practices and product standards allows for better coordination and consideration of the 'total cost of ownership' for MEP and security systems.

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

Subcontractor prequalification is an option. WVSD will discuss subcontractor prequalification with its GCCM per the requirements of RCW 39.10.400 and determine if it is in the best interest and critical for project success.

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.
Prior to determining the best delivery model for this project District leadership had met with several other districts leadership as well as attended several project delivery workshops to better understand the choices they have. They were currently working with a design team with whom they have worked for over 30 years and did not want to change, yet they did want the early involvement of the builder to give themselves and their project a much better chance to succeed. This led them to GCCM and they then focused on meeting with Central Valley SD and East Valley SD as well as others whose leadership was very familiar with GCCM.
They have also attended multiple project delivery workshops presented by OAC to the Washington Association of School Administrators in which they are presented with the different types of delivery methods, the pros and cons of each and lessons learned from all methods.
- 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*).

Mr. Kyle Rydell, Superintendent, West Valley School District

Mr. Rydell will be the overall project lead and retain decision making authority on all matters related to the design and construction as delegated by the School Board. Mr. Rydell and the West Valley School District have arranged with the region's top experts to advise them on this project.

Jeff Jurgensen, Sr. Vice President, CCM, DBIA – Principal in Charge and GCCM Advisor

Jeff has over 30 years of construction experience. He has worked on over 15 major capital GC/CM projects in the state of Washington and assisted in getting the Spokane Public School District agency

approval. He also has worked on six major capital design-build projects, one design-build project at Spokane International Airport as well as one K12 design-build project with the Paschal Sherman Indian School in Omak Washington and led the City of Spokane through their first design build project with the Nelson Service Center. He holds the DBIA certification from the Design Build Institute of America. He is very experienced and knowledgeable in the state of Washington and Spokane local construction market.

Randall Wilson, AIA, LEED AP – Principal in Charge

Randy has over 40 years working in the design and construction industry with more than 25 years working almost exclusively on K-12 education projects including 7 GC/CM school projects in the Spokane region over the last 10 years. The most recent K-12 GC/CM project was the \$42M Flett Middle School for Spokane Public Schools which was completed in August 2022 where Randy served as the project manager. Randy has a great deal of experience working with OSPI and the School Construction Assistance Program, (SCAP) including the D-Form process for state and local school funding.

Melissa McFadgen, AIA, LEED AP – Principal in Charge of Educational Design

Melissa has been working on K-12 projects in Washington state since 2000 on projects with varying delivery models, including GC/CM and PDB. Since 2015, she has worked on 5 K-12 GC/CM projects, and one PDB project with Spokane Community College, including Flett Middle School with Randy Wilson, and Horizon Middle School with Jeff Jurgensen. Melissa sits on the OSPI Technical Advisory Committee and has been on the subcommittee reviewing modifications to the D-Form process to accommodate alternate delivery models. This experience state-wide, along with the two decades of architectural practice in the K-12 market sector allow her a unique and in-depth understanding of the criteria to deliver successful educational projects utilizing all delivery models.

Graehm Wallace, Partner, Perkins Coie

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 the 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 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, Renton, Richland, Shoreline, Spokane, Seattle, Steilacoom, Tacoma, Tahoma, Vancouver, West Valley, and Yelm School Districts, Columbia County Health System, Grays Harbor Public Hospital District, Klickitat Valley Public Hospital District, and Lake Chelan Community Hospitals, Chelan County PUD, Lakehaven Water and Sewer District, Pullman-Moscow Regional Airport, Spokane Public Libraries, and Asotin, Grant, and Spokane Counties, as well as for the Cities of Oak Harbor and Spokane. Graehm has over twenty-seven 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.

Phil Johnson, CCM, Assoc. DBIA, Senior Project Manager, OAC Services Inc.

Phil has over 18 years of construction experience from specialty mechanical subcontractor project manager to General Contractor manager to now work with OAC. He has worked in hospital and other life science projects as well as schools and municipal projects as dams and water towers. He is currently working on the GC/CM emergency department upgrades in Ephrata. He will work hand in hand with Jeff Jurgensen on the 39.10 process. He is very detailed and thorough in his processing of issues and projects.

Kathryn Getchell, CCP, PSP, Project Controls Manager, OAC Services Inc.

Ms. Getchell is a highly skilled project controls professional with more than 30 years of experience in scheduling, budget development and cost controls, and all phases of project planning, from inception through completion. Her vast areas of controls expertise include CPM scheduling services, baseline schedule development, budget development, cost management, monthly update reporting-budget versus actual, trend report, change order/risk management reporting various costs, estimate to complete, contract management, and invoice administration.

- 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.)*

Biographies above.

- 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.

OAC Services is currently under contract to serve as the program manager for the 2024 Capital Bond for West Valley SD.

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

Biographies above.

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

- The WVSD Centennial Middle School project will be managed by the Director, Maintenance & Operations & Safety Office. He will oversee the project, manage contractual obligations, direct the OAC project management team and NAC design and selected GCCM Contractor teams. He assists with coordination and input from several CPS staff departments during program, design, construction, and occupancy phases. WVSD Maintenance & Operations & Safety staff has extensive construction experience with minor to major capital improvement projects and programs.

- The OAC team augments WVSD staff and are seasoned PM/CM practitioners who specialize in GCCM procurement, contract administration, preconstruction, GMP negotiations expertise. OAC will procure, negotiate contracts and manage the required WVSD consultants to support the project, coordinate with Authorities Having Jurisdiction and assist with occupancy planning and warranty procedures and protocols.

- WVSD project leadership and OAC will hold regularly scheduled meetings to report on and coordinate activities within WVSD. Roles and responsibilities will be tailored for the project to create highly collaborative opportunities, create clear lines of communication, decision making authority and provide flexibility that is beneficial to the Owner and responsive to project requirements and needs.

- Authority to change the project scope and budget rests with the Board of Directors. Specific project board resolutions and OSPI School Facilities required D Forms will be coordinated with the Superintendent and OAC.

- Delegation of authority to the Superintendent and leadership team to sign and obligate WVSD contractually, make timely decisions and avoid delays is accomplished via Board policy, resolutions or requirements.

- District 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 Superintendent and/or the Director, Maintenance, Operations & Safety.

- The project will have “Principals-In-Charge” (Owner, Design and GCCM contractor) meetings so senior leaders are kept ahead of the issues, make timely business decisions, or commit project resources to positively affect the project.

- Project controls include processes and procedures to manage project documents, record, budget and the schedule.

Document Control:

- WVSD will utilize OAC's web-based document site. OneOAC is a web-based 24/7 software, based on Smartsheet, that allows project users with internet access to upload, download, modify and transmit electronic documents quickly and easily in all phases of the project. Taking lessons learned from Central Valley School District's GCCM projects, OAC will tailor the CMS project's site to fit the project needs based upon the project team's communications plan and matrix. Standard workflows and security access controls will be established for efficient and effective collaborative interaction.

Budget/Cost Control:

- WVSD and OAC have met to align project budget, develop a work breakdown structure (WBS) and reporting requirement on the project budget that meet the Accounting Manual for Public School Districts in the State of Washington (The Accounting Manual) and OSPI School Facilities claims reimbursement requirements. The project budget will be tracked against the approved baseline budget monthly.
- AIA A133 (Owner - GCCM) and B103 (Owner – Designer) agreements require reconciliation of estimates in schematic, design development and construction document phases. OAC will lead the estimate reconciliation process and document budget record of negotiations.
- OSPI School Facilities value added measures (VAMs) such as value engineering/analysis, commissioning and constructability reviews will be conducted during all phases of design. Design decision logs will track and align design and the budget. WVSD Board of Directors will approve the design documents and budgets in each phase of the design prior to authorizing proceeding to the next phase of design or bidding.
- 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. Early and frequent engagement of the local authorities having jurisdiction (AHJ) post predevelopment meetings will be held to identify and mitigate design issues, time, or cost issues prior to permit issuance.
- OAC, NAC and the GCCM will closely evaluate post MACC negotiations during construction to evaluate appropriate use and approval of the GCCM or Owner contingencies.

Schedule:

- OAC's refined Division 1 scheduling specifications are included in the GCCM RFP documents. The scheduling specifications align with the AIA A133 and A201 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.
- The owner, with OAC assistance, approves all project schedule submittals.
- **A brief description of your planned GC/CM procurement process.**
The GCCM preconstruction services will extend to the point of the signing of the GMP per RCW 39.10. WVSD has its GCCM procurement selection team in place and will include a Board member during the selection process. OAC will facilitate and manage the procurement process.

Preparation of the GCCM RFP and selection process is based on the OAC's internal methods that have been refined over the years, with the latest lessons-learned items from other school districts and universities, including Central Valley School District, Lake Washington School District, Spokane Public Schools, Clover Park School District, and Tahoma School District, as well as Washington State University and the City of Spokane. We have an open selection process to promote competition within the contracting community. All of the documents for procurement are also to be reviewed by Graehm Wallace of Perkins Coie to ensure they meet the requirements of the agreements.

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

1. Public outreach followed by a Request for Qualifications
 - a. Focusing on experience, proposed team, and approach
 - b. Short list three or four firms for interviews
2. Extensive Interviews, site, and office visits
 - a. Gather more information regarding team proposals, approach, and experience.
3. Fee and Specified General Conditions Bidding
 - a. Maximizing a combination of qualifications and value-based approach.

- Verification that your organization has already developed (or provide your plan to develop) specific GC/CM or heavy civil GC/CM contract terms.
WVSD has engaged Graehm Wallace, Perkins Coie, LLP to provide GC/CM and construction legal services for the project. Graehm will prepare drafts of the AIA A133 (Agreement) and A201 (General Conditions) documents and provide them to WVSD and OAC. The draft documents will be provided in the RFP to proposers for review and provide questions during the GCCM 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 GCCM projects using the same contract documents.

Perkins Coie will also draft the agreement between WVSD and NAC to ensure the designers contract is built around the RCW 39.10 GCCM language.

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.)

SEE ATTACHMENT C

- 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
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

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:

- 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.

SEE ATTACHMENT D

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.

None

10. Subcontractor Outreach

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

West Valley School District is committed to diverse business practices. Outreach efforts will include, at a minimum:

Owner Outreach: An outreach meeting will be held prior to the bond to encourage interest in this and other district projects. MWBE participation goals will be a topic of discussion as well as general information for the community.

GCCM Selection Criteria: As an element to be scored in the SOQ and Management Plan, proposing GCCM's will be asked to describe their approach to ensuring MWBE subconsultant and subcontractor participation as well as their past performance with such participation.

GCCM Outreach and Inclusion Plan: During the early planning phases of the project, the selected GCCM will be asked to provide a project specific outreach, inclusion and procurement plan with special attention to providing opportunities to MWBE and local firms. The GCCM will be required to consider MWBE participation in the organization of their bid packages, including providing a procurement plan indicating procurement approach for each bid package and an identified participation target. This plan will require district approval prior to implementation. The plan will also be required to outline outreach strategies, including but not limited to training, mentoring, and public meetings designed to enhance interest and emphasize the encouragement for small, local, minority and women owned business participation.

Eastern WA has fewer certified firms than other parts of the state. West Valley School District and OAC are committed to encouraging participation on this and future projects and improving access to certification by providing educational opportunities and outreach to disadvantaged businesses.

11. Alternative Subcontractor Selection

- If your organization anticipates using this method of subcontractor selection and the scope of work is anticipated to be over \$3M, please provide a completed *Supplement A, Alternative Subcontractor Selection Application* document, one per each desired subcontractor/subcontract package.
- If applicability of this method will be determined after the project has been approved for GC/CM alternative contracting or your project is anticipated to be under \$3M, respond with **N/A** to this question.
- If your organization in conjunction with the GC/CM decide to use the alternative subcontractor method in the future and your project is anticipated to be over \$3M, you will then complete the *Supplement B Alternative Subcontractor Selection Application* and submit it to the PRC for consideration at a future meeting.

Not Applicable

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 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 you also agree to provide additional information if requested. 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.

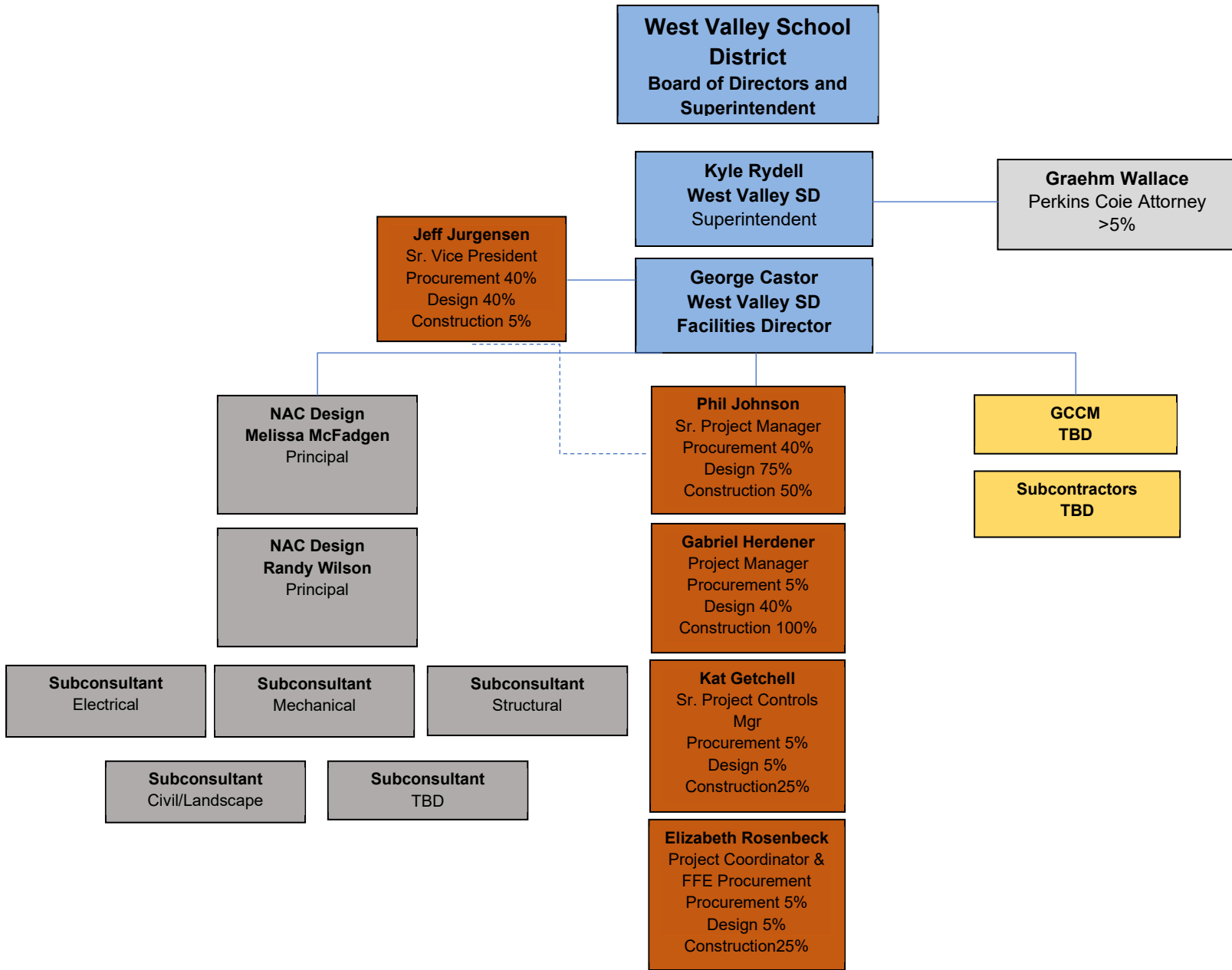
Signature: 

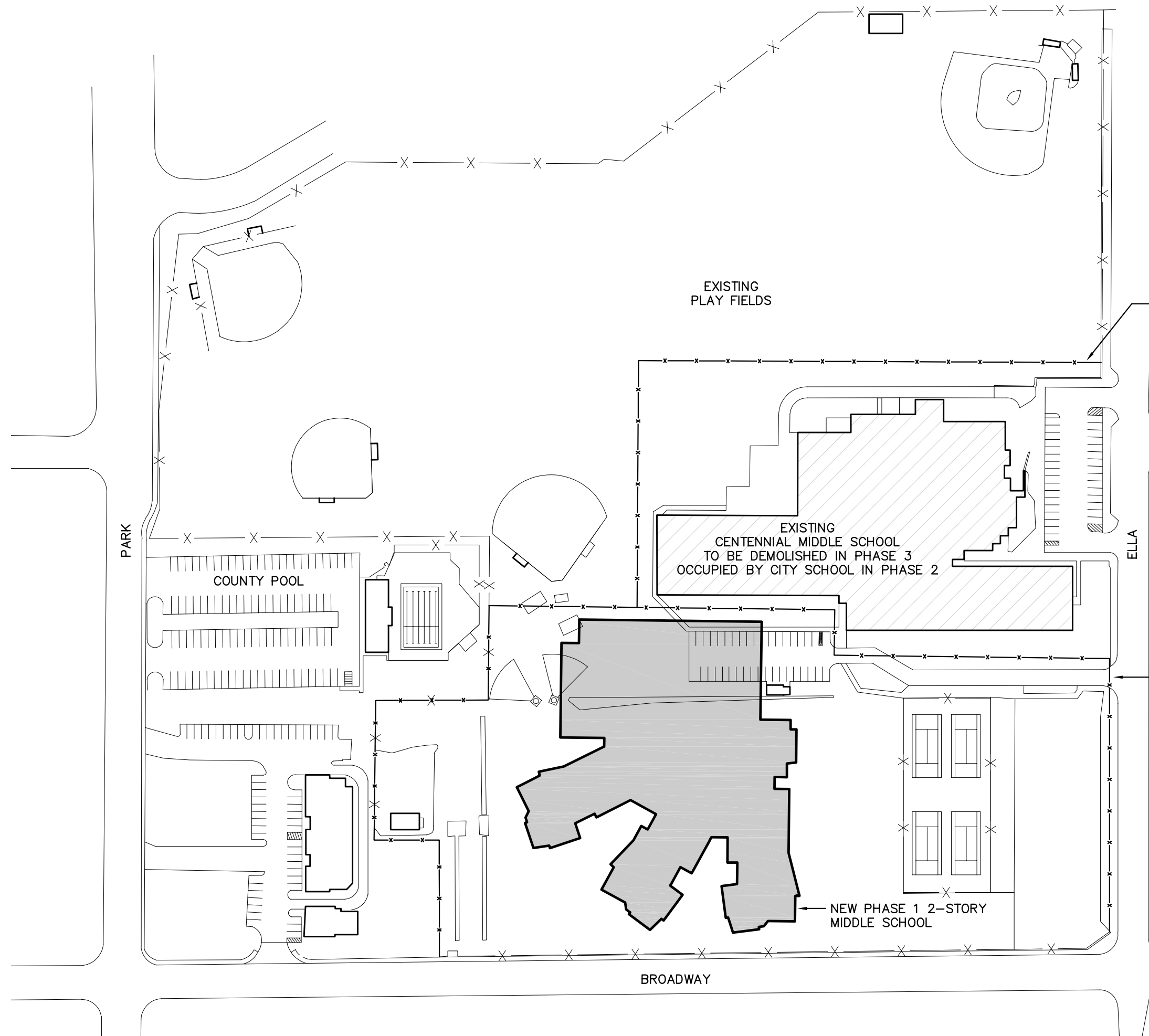
Name (please print): Kyle Rydell (public body personnel)

Title: Superintendent - WUSD

Date: 12/19/23

PROJECT ORGANIZATION CHART
ATTACHMENT A





EXPECTED SCHEDULE:

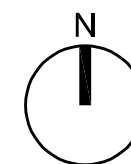
PHASE 1 CONSTRUCTION
APRIL 2025 – JULY 2027

PHASE 2 NO CONSTRUCTION
CITY SCHOOL OCCUPIES EXISTING CMS
AUGUST 2027 – JUNE 2029

PHASE 3 DEMOLITION / SITE WORK
JUNE 2029 – AUGUST 2030

PHASE 3 SITE BOUNDARY

PHASE 1 SITE BOUNDARY



**CENTENNIAL
MIDDLE SCHOOL**
SCALE: 1" = 140'-0"