

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): **Richland School District #400**
- b) Address: **6972 Keene Rd, West Richland, WA 99353**
- c) Contact Person Name: **Caren Johnson** Title: **Director of Capital Projects**
- d) Phone Number: **(509) 967-6139** E-mail: **caren.johnson@rsd.edu**

1. Brief Description of Proposed Project

- a) Name of Project: **Fran Rish Stadium Improvements**
- b) County of Project Location: **Benton**
- c) Please describe the project in no more than two short paragraphs. (*See Example on Project Description*)
The Richland School District is seeking to obtain approval to use the General Contractor/Construction Manager (GC/CM) alternative public works delivery method for the Improvements to Fran Rish Stadium. Shared between 4A high schools Richland High and Hanford High for home football games, plus numerous other athletic and community events during the year, Fran Rish Stadium's ability to meet the athletic demands of the School District is limited due to its outdated amenities, along with its popularity and heavy use. The proposed project includes installation of a new artificial turf field, replacement of the current track, improvements to the home side grandstands, and replacement of up to 10,200 SF of restrooms, training rooms, and locker rooms.

Built in 1980, the existing grandstand structure is a large, iconic feature of the stadium and there is a strong desire by the Richland School District and community to preserve it. The grandstand structure consists of precast concrete, cast-in-place concrete, and concrete masonry units. Retrofitting the existing structure for accessibility and safety will be a challenge given the height of the structure and limited site availability for ramps. Below the grandstands, and integral to the structure, are the current restrooms, training rooms, and locker rooms which are not sufficient for multiple sport usage and are not large enough for the growing count of students, athletes, and coaches utilizing the stadium. Complete replacement of the building, while maintaining the structural integrity of grandstands above, and avoiding adjacent utility easements will be one of the greatest challenges of this project requiring critical pre-construction planning from the design team and GC/CM.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$954,233
Estimated project construction costs (including construction contingencies):	\$10,000,000
Equipment and furnishing costs	\$250,000
Off-site costs	\$0
Contract administration costs (owner, cm etc.)	\$325,000
Contingencies (design & owner)	\$500,000
Other related project costs (briefly describe) Utility fees, Permits, 3rd Party Inspections, Legal, Bid Advertising, etc.	\$400,000
Sales Tax	\$860,000
Total	\$13,289,233

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 project is fully funded through a \$99 million capital projects bond approved by Richland voters in February 2017 for multiple projects throughout the District including the Fran Rish Stadium Improvements. State funding assistance from OSPI is not included in this project.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

GC/CM Procurement Schedule	
Date	Activity
February 19, 2021	Submit PRC Application
March 25, 2021	PRC Presentation
March 30, 2021	Advertisement for Request for Qualifications published. (First Notice)
April 6, 2021	Advertisement for Request for Qualifications published. (Second Notice)
April 8, 2021	Pre-Proposal Conference
April 22, 2021	Statement of Qualifications Due
April 22 - April 28, 2021	SOQ scoring and short-listing of firms
April 29, 2021	Notification of Highly Qualified Firms with Draft Contracts
May 6, 2021	Interviews with Short-Listed Firms
May 7, 2021	Notification to Most Highly Qualified Firms to Submit RFFP
May 13, 2021	RFFP Submissions and Public Opening
May 25, 2021	School Board Approve GC/CM Selection & Award Pre-const Services
May 2021-Dec 2021	GC/CM Preconstruction Services
Dec. 2021-Jan 2022	MACC Estimate/Negotiations
Jan. 25, 2022	School Board Approval of GMP

Design and Construction Schedule	
Date	Activity
Jan 2019	Programming (Complete)
Dec 2020	School Board Approval to use GC/CM (Complete)
Jan 2021	AE Consultant Procurement (Complete)
March - June 2021	Schematic Design
Phase 1 – Early Site Demo	
May – June 2021	Design Development
June – August 2021	Construction Documents
August – September 2021	Permit Submittal and Review
September – October 2021	Bid Package #1
Oct 2021 – Feb 2022	Phase 1 Construction
Phase 2	
June - Sept 2021	Design Development
Sept - Dec 2021	Construction Documents
Nov 2021	90% Constructability Review
Dec 2021 - Feb 2022	Permit Submittal and Review
Jan 2022	GMP Amendment Executed

Feb 2022 - Sept 2022	Construction
Aug 2022	Substantial Completion
Sept 2022	Final Completion

a) Procurement;

The Richland School District, through a public procurement process, selected ESD 112 Construction Services Group (CSG) to provide program and construction management services. Also through a public procurement process, the Richland School District procured Design West Architects. Both firms have teams based out of Kennewick and can provide staffing that has the appropriate technical and GC/CM experience.

b) Hiring consultants if not already hired; and

All consultants are secured and have made commitments to the project.

c) Employing staff or hiring consultants to manage the project if not already employed or hired.

(See Example on Design & Construction Schedule)

ESD 112 Construction Services Group (CSG) has been engaged to act as the District's Project/Construction Manager for the 2017 bond projects.

Internally, the Richland School District has Dr. Shelley Redinger (Superintendent), Richard Krasner (Executive Director of Support Services) and Caren Johnson (Director of Capital Projects) who have Capital Bond experience.

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?

This project involves complex scheduling, phasing, and coordination.

Construction will require Richland High School athletics, including track, soccer, and football, to temporarily compete away from Fran Rish Stadium for one year where they will utilize Hanford High School's smaller facility. Due to the ongoing pandemic, it is anticipated that fewer spectators will gather for sporting events in 2021 than a normal year as society continues to avoid large gatherings. Expediting the construction schedule to begin demolition this fall (2021) would allow the football season, which draws the largest crowds, to be played at Hanford High School at a time when it would be least impactful to spectators and the community due to limited crowd sizes. While improvements to Hanford High School's athletic fields are currently under construction and scheduled to be complete by October 2021, the facility will have only half the capacity of Fran Rish Stadium. Coordinating schedules to avoid conflicts with two high schools using the same field for a year will be a coordination challenge for the District.

To achieve an early start and completion of construction by the fall of 2022, construction phasing will be required. It is anticipated that the project will be constructed in two phases. Phase one would be an early demolition package benefiting the project in two ways. First, the Contractor will get a head start on the work while design documents are ongoing. Second, valuable information for the final construction documents will be provided by the Contractor on the existing structure and site utilities as difficult demolition and other site explorations occur. The remainder of the construction project would be under phase two.

To accomplish this aggressive schedule, a skilled GC/CM will have to coordinate both the early bid packages and the main bid packages for work to progress in a manner that will result in success for the project. Completing the project late and interrupting two football seasons must be avoided and having GC/CM participation during design and assisting with scheduling, phasing, and coordination is key to the overall success of the project.

The design-bid-build delivery method, which does not allow Contractor engagement during planning and design phases, would result in more risk to the project. Items such as volatile cost escalation and material and labor shortages experienced on recent projects in the region present a significant schedule and budget risk to the District and community that can be mitigated with use of the GC/CM delivery method.

- 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.

Construction will occur on the occupied campus of Richland High School. While remote from the main school building, the construction site is adjacent to a school parking lot utilized throughout the day for overflow parking by students and staff. More critically, baseball, tennis, and softball fields are adjacent to the project site where practices and games/matches will occur throughout the year. Preserving safe walking routes to the school, ballfields, and courts while coordinating access to the project site for deliveries and construction activities will be critical. In addition, much of the work in the stadium will occur in close proximity to site utilities routed to or from the school potentially impacting the school if damaged or not properly coordinated.

- 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 extremely critical and one of the main reasons this delivery method is being pursued. There are design and construction complexities with this project beyond normal requiring a Contractor's input on constructability and agreement on the means and methods required to complete the construction work. These complexities include preserving concrete grandstands while reconstructing the building below without compromising the integrity of the structure along with working adjacent to a crowded utility easement. Having the GC/CM engaged in the design phase will help to minimize constructability issues and allow the team better opportunities to complete invasive investigations of the existing structure and utilities through an early site demolition phase thus reducing the number of unforeseen conditions on the project.

In addition to providing pre-construction design input, the GC/CM's involvement during the design phase is especially critical in our current construction market, where cost escalation is high, subcontractors and suppliers are near capacity, and bidding conditions have become more unpredictable, all of which have been greatly impacted by the ongoing global pandemic. Having a qualified GC/CM involved will add another level of cost estimating to the project allowing the project team to better understand cost impacts of decisions. The GC/CM's involvement during design will provide value to the Richland School District in the form of constructability reviews, value analysis, construction document quality control, and other design phase deliverables. As a team with the GC/CM, we will be able to effectively manage cost, schedule, and quality with a higher degree of predictability to fulfill all commitments made to the local community.

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

This project contains multiple complex issues to overcome with input needed from the GC/CM.

Because of its importance to the community, the existing concrete grandstand structure will be preserved in this project while work occurs below to reconstruct the restrooms, training rooms, and locker rooms. The building below is integral to the grandstand structure with load-bearing columns in walls, and perimeter CMU walls adding shear value to the structure above. While 40+ years old, the grandstand structure has been evaluated by a structural engineer and determined to be structurally adequate for today's code, if structural walls below are not removed. Working around the existing structure will provide limitations on the design of the new space and cause challenges for the contractor during construction.

The building's roof system was constructed tight to the underside of the grandstands, with no access for maintenance or roofing repairs. Water leaking from above has been an issue for much of this structure's life. Removing the roof and reconstructing a new, watertight roof from below will be a complex challenge due to the access restrictions posed by the grandstands above. Obtaining input from the Contractor on constructability and design detailing along with buy-in on the means and methods required to accomplish this task will be critical.

The grandstands span over a utility easement which greatly restricts the buildable area of the project. Known utilities in the easement include power, water, irrigation, and gas. Achieving the program requirements for the building will require arranging the spaces within the existing footprint, next to the utility easement, while preserving all existing structural elements of the grandstands above.

A recent accessibility analysis of the structure has determined that the existing handrails and guardrails around the entire structure are inadequate and require replacement. Replacement of guardrails, along with improvements to the press box at the top level of the structure, will require hazardous work over 40 feet above ground. Having a GC/CM engaged early to understand the work involved and means necessary to complete the high work will be critical to obtaining accurate cost estimating and scheduling projections.

The site is in a region known to have poor soil conditions and it is anticipated that foundations for new construction may require pilings and existing foundations may require additional modifications for support. Having a contractor participate in early design discussions will help to ensure constructability of the foundation design and may lead to potential cost and schedule savings to the District.

- 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?
While the grandstands do not have an official historical designation, they are an iconic feature of Fran Rish Stadium and important to preserve based on community input received during the programming phase. The grandstands were built in 1980, and the structure is large and highly visible. Improvements to the structure will include replacement of handrails and guardrails, patching of spalling concrete, addition of wheelchair spaces, and construction of an accessible ramp. Maintaining the structural columns and shear walls will be critical throughout the project.
- If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?

N/A

5. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
The GC/CM contracting method provides a significant risk management benefit of scheduling and phasing work to allow for the stadium to open on time while mitigating the ongoing risk of cost escalation. It also allows for the use of a Target Value Design by the design team and contractor, which will aid in the project staying on budget throughout the entire design and construction process.

The GC/CM Contractor will participate in the allocation of risk. Construction delay claims are expensive, take time to resolve, and impact the scope, schedule, and budget of the project. The GC/CM Contractor is part of the decision-making process during pre-construction, participating in the estimating, constructability, and schedule development. Because of this arrangement, the chance of costly litigation is likely reduced for the public. Additionally, the GC/CM contractor regularly brings current marketplace capital cost realities to the project in both the preconstruction and construction phases of the work.

- 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.

The traditional design-bid-build delivery method does not provide the opportunity nor the incentive for a Contractor to fully understand, account for, bid and manage the impacts to the existing structure being preserved. Many of the design decisions will require thoughtful approaches to the implementation and phasing of uniquely complicated construction methods. The ability for the GC/CM to participate in early decision making provides realistic approaches to these challenging construction processes.

It is important to the Richland School District and community to preserve the existing grandstand structure. This will require detailed phasing and construction plans to ensure the structural integrity of the structure remains intact while building directly below and around it. By engaging the contractor early in the design process, many constructability issues can be mitigated or even avoided during construction. Constructability issues and design errors are often not raised by bidding contractors until after the project is awarded in the traditional design-bid-build delivery method. This results in changes being priced at change order rates rather than being included in the competitive bidding process. Cost overruns can become a burden for future projects funded by the 2017 bond measure.

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

6. Public Body Qualifications

Please provide:

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

While the District does not have previous experience utilizing the GC/CM delivery method, the District has hired Construction Services Group (CSG) to provide GC/CM Program Management and PM/CM services throughout the course of the project. In addition, the District has hired Graehm Wallace of Perkins Coie as their construction attorney and Design West Architects as their prime design consultant.

Members of the CSG team have managed GC/CM projects since they were first allowed as an alternative delivery method within Washington State. Graehm Wallace and the Perkins Coie team have provided legal and contract related services to dozens of clients using the GC/CM delivery method.

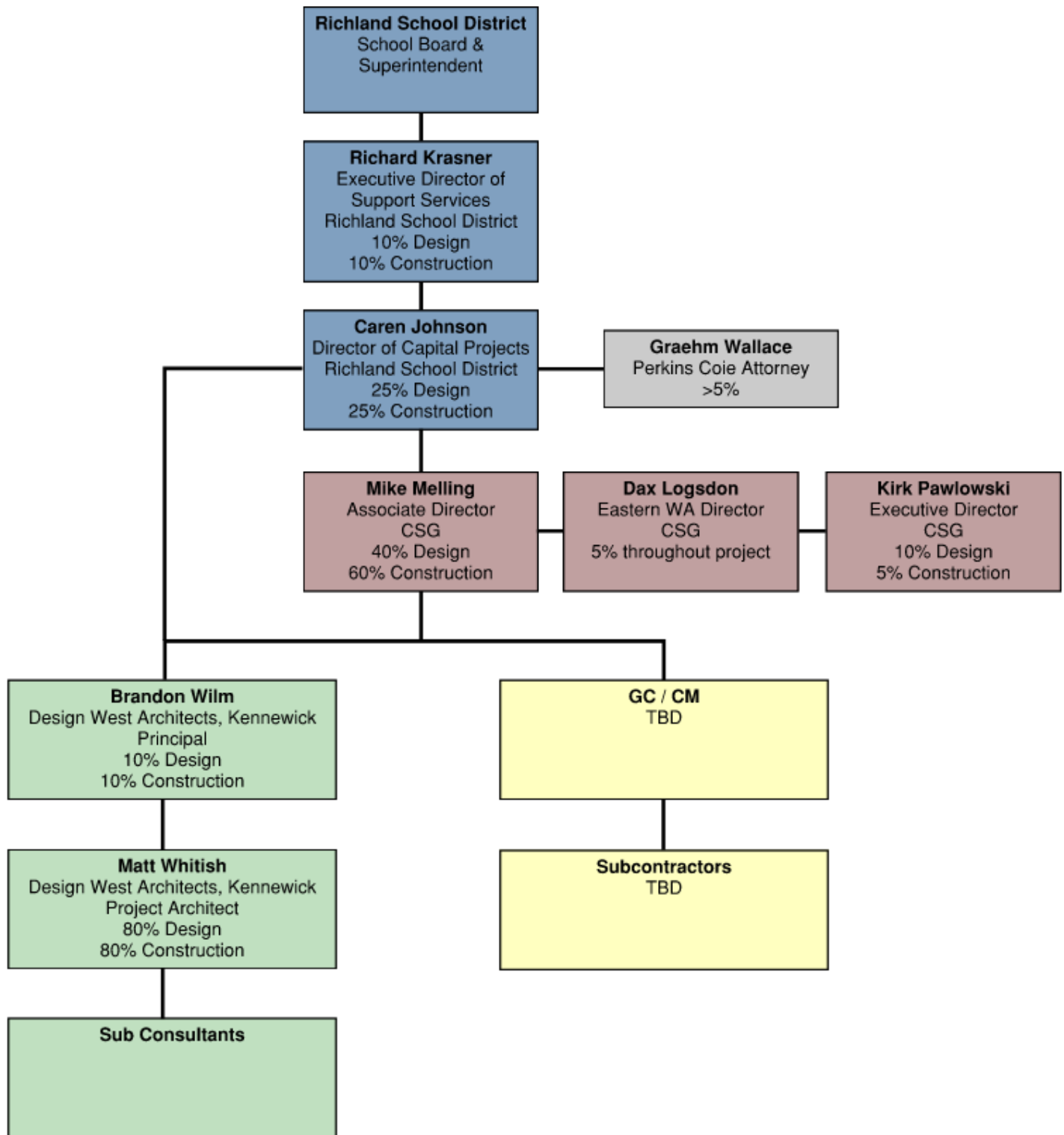
Design West Architects has recent experience working with the GC/CM deliver model, particularly with the design and construction of complex phased school projects. Most recently, Design West with a GC/CM completed design of two elementary schools in Yakima with construction finishing this summer.

Since 2013, the Richland School District has completed more than \$170 million in capital projects with CSG and Design West Architects, mostly utilizing the design-bid-build delivery method. Our team has extensive experience successfully completing large construction projects together.

- 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)

Fran Rish Stadium - Project Organization Chart



- Staff and consultant short biographies (*not complete résumés*).
[See below](#)
- 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.)
[See below](#)
- The qualifications of the existing or planned project manager and consultants.

Dr. Shelley Redinger, Superintendent, Richland School District*Role on this project: District Leader*

Dr. Redinger oversees the entire Richland School District. Prior to leading the Richland School District, Dr. Redinger spent eight years as Superintendent of Spokane Public Schools, the second largest school district in Washington State, where multiple construction projects were completed using the GC/CM alternate delivery method.

Representative Projects for Dr. Shelley Redinger

Representative Projects	Project Value	Delivery Method	Tasks Performed	Time Involved
Mullan Road Elementary <i>Spokane School District</i>	\$16.2M	GC/CM	General Oversight	May 2013 – Dec 2015
Newtech Skills Center Phase 1 <i>Spokane School District</i>	\$13.2M	GC/CM	General Oversight	May 2013 – Dec 2015
Newtech Skills Center Phase 2 <i>Spokane School District</i>	\$8.7M	GC/CM	General Oversight	Spring 2015-Summer 2016
Salk Middle School <i>Spokane School District</i>	\$26M	GC/CM	General Oversight	March 2016 - Nov 2017
Wilson Elementary School Addition <i>Spokane School District</i>	\$9.9M	GC/CM	General Oversight	Spring 2019 – August 2020
Lewis & Clark High School Commons Addition <i>Spokane School District</i>	\$24M	GC/CM	General Oversight	Summer 2018-March 2020

Richard Krasner, Executive Director of Support Services*Role on this project: District Construction Lead*

Richard Krasner has 8 years of experience with the Richland School District as the Operations Executive Director, overseeing the Capital Projects Department to include the bond programs that were successfully passed in 2013 for \$98 million and in 2017 for \$99 million. Mr. Krasner oversees all construction projects related to the school district. He manages the Capital Project Department along with all Operations for the District.

Representative Projects for Richard Krasner

Representative Projects	Project Value	Delivery Method	Tasks Performed	Time Involved
Fran Rish Stadium - Home Side <i>Richland School District</i>	\$10.1M	TBD	Dept. Executive Director	Sept 2018 - Current
Hanford High Athletic Field <i>Richland School District</i>	\$9.2M	D-B-B	Dept. Executive Director	Sept 2018 - Current
Badger Mountain Elementary <i>Richland School District</i>	\$27.7M	D-B-B	Dept. Executive Director	March 2018 - Current
Richland High Auditorium <i>Richland School District</i>	\$10.1M	D-B-B	Dept. Executive Director	March 2018 - Current
Tapteal Elementary <i>Richland School District</i>	\$26.3M	D-B-B	Dept. Executive Director	March 2018 - Current
Teaching, Learning & Administration Center <i>Richland School District</i>	\$16.0M	D-B-B	Dept. Executive Director	July 2018 - Current

Early Learning Center <i>Richland School District</i>	\$1.8M	D-B-B	Dept. Executive Director	April 2017- March 2020
Elementary #11 (Belmont) <i>Richland School District</i>	\$23.3M	D-B-B	Dept. Executive Director	June 2017 - June 2020
Wiley Elementary Modular <i>Richland School District</i>	\$6.0M	D/B	Dept. Executive Director	April 2016 - Feb. 2018
Richland High Modular <i>Richland School District</i>	\$5.5M	D/B	Dept. Executive Director	April 2016 - Feb 2018
Hanford High Modular <i>Richland School District</i>	\$5.6M	D/B	Dept. Executive Director	April 2016 - Feb 2018
Jefferson Elementary <i>Richland School District</i>	\$22.5M	D-B-B	Dept. Executive Director	October 2015 - April 2020
Libby Middle School <i>Richland School District</i>	\$35.1M	D-B-B	Dept. Executive Director	June 2014 - August 2019
Marcus Whitman Elementary <i>Richland School District</i>	\$21.1M	D-B-B	Dept. Executive Director	May 2013 - August 2017
Three Rivers Homelink <i>Richland School District</i>	\$6.6M	D/B & D-B-B	Dept. Executive Director	March 2014- March 2016
Orchard Elementary <i>Richland School District</i>	\$22.0M	D-B-B	Project Manager	May 2013 - March 2016
Sacajawea Elementary <i>Richland School District</i>	\$19.5M	D-B-B	Project Manager	May 2013 - May 2016
Lewis & Clark Elementary <i>Richland School District</i>	\$20.2M	D-B-B	Project Manager	May 2013 - May 2016
Fran Rish Stadium - Visitor Side <i>Richland School District</i>	\$2.4M	D-B-B	Project Manager	May 2013 - January 2016
Chief Joseph Middle - HVAC Update <i>Richland School District</i>	\$4.1M	D-B-B	Project Manager	May 2013 - July 2015

Caren Johnson, Director of Capital Projects, Richland School District

Role on this project: District Construction Representative

Caren Johnson has over 20 years of experience with the Richland School District, the last 8 years focused in leadership roles on school construction projects and most recently overseeing all of the projects included on the bond program that was successfully passed in 2017 for \$99 million. Mrs. Johnson is the direct liaison on all construction project related elements for the school district to the Superintendent and her cabinet. She manages the entire Capital Project Department for the District, including multi-million-dollar budgets; staying in accord with all OSPI and state policies and procedures.

Representative Projects for Caren Johnson

Representative Projects	Project Value	Delivery Method	Tasks Performed	Time Involved
Fran Rish Stadium - Home Side <i>Richland School District</i>	10.1M	TBD	Project Director	Sept 2018 - Current
Hanford High Athletic Field <i>Richland School District</i>	\$9.2M	D-B-B	Project Director	Sept 2018 - Current
Badger Mountain Elementary <i>Richland School District</i>	\$27.7M	D-B-B	Project Director	March 2018 - Current

Richland High Auditorium <i>Richland School District</i>	\$10.1M	D-B-B	Project Director	March 2018 - Current
Tapteal Elementary <i>Richland School District</i>	\$26.3M	D-B-B	Project Director	March 2018 - Current
Teaching, Learning & Administration Center <i>Richland School District</i>	\$16.0M	D-B-B	Project Director	July 2018 - Current
Early Learning Center <i>Richland School District</i>	\$1.8M	D-B-B	Project Director	April 2017- March 2020
Elementary #11 (Belmont) <i>Richland School District</i>	\$23.3M	D-B-B	Project Director	June 2017 - June 2020
Wiley Elementary Modular <i>Richland School District</i>	\$6.0M	D/B	Project Director	April 2016 - Feb. 2018
Richland High Modular <i>Richland School District</i>	\$5.5M	D/B	Project Director	April 2016 - Feb 2018
Hanford High Modular <i>Richland School District</i>	\$5.6M	D/B	Project Director	April 2016 - Feb 2018
Jefferson Elementary <i>Richland School District</i>	\$22.5M	D-B-B	Project Director	October 2015 - April 2020
Libby Middle School <i>Richland School District</i>	\$35.1M	D-B-B	Project Director	June 2014 - August 2019
Marcus Whitman Elementary <i>Richland School District</i>	\$21.1M	D-B-B	Project Director	May 2013 - August 2017
Three Rivers Homelink <i>Richland School District</i>	\$6.6M	D/B & D-B-B	Project Director	March 2014- March 2016
Orchard Elementary <i>Richland School District</i>	\$22.0M	D-B-B	Project Manager	May 2013 - March 2016
Sacajawea Elementary <i>Richland School District</i>	\$19.5M	D-B-B	Project Manager	May 2013 - May 2016
Lewis & Clark Elementary <i>Richland School District</i>	\$20.2M	D-B-B	Project Manager	May 2013 - May 2016
Fran Rish Stadium - Visitor Side <i>Richland School District</i>	\$2.4M	D-B-B	Project Manager	May 2013 - January 2016
Chief Joseph Middle - HVAC Update <i>Richland School District</i>	\$4.1M	D-B-B	Project Manager	May 2013 - July 2015

Kirk Pawlowski, Executive Director, Construction Services Group

Role on this project: Project Executive

Kirk Pawlowski is a health and life sciences and educational facilities architect and former Principal at the Portland, Oregon–Seattle, Washington firm SRG Partnership. Mr. Pawlowski has served as a member of the National Academy of Sciences, Engineering, and Medicine Committees on Strengthening the Disaster Resilience of Academic Research Communities and Assessing the Capital Needs of the National Institutes of Health, as well as the National Institute of Standards and Technology's (NIST) National Resilience Building and Facilities Standing Committee. Kirk is also a member of the Technical Advisory Committee at OSPI representing the Educational Service Districts of Washington and has participated actively in efforts to integrate the GC/CM and Design/Build models into OSPI's SCAP Program.

As the Assistant Vice Provost for Capital Resource Planning at the University of Washington's Office of Planning and Budgeting, Mr. Pawlowski's responsibilities included chairing the University of Washington's Environmental Stewardship Implementation Work Group, developing the recommendations for the UW President's Seismic Resilient Committee, guiding implementation of all major capital projects at the University, and was responsible for the development and management of UW's \$1.6B 10-year capital plan which included the UW's deferred maintenance backlog reduction plan. He has also served as the Executive Director of the Washington State University (WSU) and Oregon State University (OSU) Offices of Capital Planning and Development. As Director of Facilities Planning and Real Estate at the Oregon Health Sciences University in Portland, Oregon, Mr. Pawlowski led the planning and development on OHSU's Marquam Hill, South Waterfront, and National Primate Research Center Beaverton campuses.

Representative Projects for Kirk Pawlowski

Representative Projects	Project Value	Delivery Method	Tasks Performed	Time Involved
Casey Eye Institute, Oregon Health Sciences University (first CM/GC Project in the State of Oregon)	\$28,000,000 (in 1989 Dollars)	GC/CM (First Oregon CM/GC)	OHSU Project Manager	100%
OHSU Hospital Bond Renovation Project (Three CM/CG Contractors and Four A/E Firms)	\$125,000,000	GC/CM (Oregon CM/GC)	Consulting Exec. Architect/Senior PM	75%
Kaiser Permanente KSMC West Expansion Project (and multiple other projects in the Portland area)	\$20,000,000	NTE MACC	Kaiser Permanente Campus Architect	65%
State of Oregon Portland State Office Building (new 250,000 GSF)	\$35,000,000	Design / Build	Consulting Senior PM for State of Oregon	100%
OHSU Biomedical Research Building	\$60,000,000	GC/CM (Oregon CM/GC)	OHSU Facilities Planning Director/PM	25%
OHSU South Hospital Expansion	\$110,000,000	GC/CM (Oregon CM/GC)	OHSU Facilities Planning Director/PM	10%
School of Nursing Facility WSU Spokane	\$35,000,000	GC/CM	Executive Director	10%
Residence Hall Modernization WSU Pullman	\$24,000,000	GC/CM	Executive Director	10%
Health Science Classroom Facility WSU Pullman	\$30,000,000	GC/CM	Executive Director	10%
Bio-Tech Life Science Facility WSU Pullman	\$65,000,000	GC/CM	Executive Director	20%
Compton Student Union Renovation (230,000 GSF) WSU Pullman	\$95,000,000	GC/CM	Executive Director	35%
Veterinary Medical Research Building WSU Pullman	\$65,000,000	GC/CM	Executive Director	10%
WSU Global Animal Health Research Center WSU Pullman	\$80,000,000	GC/CM	Executive Director	15%
College of Engineering Building WSU Vancouver	\$58,000,000	GC/CM	Executive Director	15%

BioProducts, Sciences, and Engineering Laboratory WSU TriCities	\$32,000,000	Design-Bid-Build	Executive Director	10%
Pharmaceutical and Biomedical Sciences Building WSU Spokane	\$68,000,000	GC/CM	Executive Director	5%
Engineering and Computer Science Building (VESC) WSU Vancouver	\$37,500,000	GC/CM	Executive Director	10%
Undergraduate Building (VUB) WSU Vancouver	\$24,000,000	Design-Bid-Build	Executive Director	20%
Foster School of Business – Phases I and II UW Seattle	\$75,000,000	GC/CM	Assistant Vice Provost for Capital Resources	5%
Odegard Library Renovation UW Seattle	\$20,000,000	GC/CM	Assistant Vice Provost for Capital Resources	15%
Animal Care Research Facility (ARCF) UW Seattle	\$125,000,000	GC/CM	Assistant Vice Provost for Capital Resources	5%
West Campus Central Utility Plant (WEST CUP) UW Seattle	\$20,000,000+	Design-Build	Assistant Vice Provost for Capital Resources	5%
UW West Campus Housing Precinct UW Seattle	\$450,000,000	GC/CM	Assistant Vice Provost for Capital Resources	5%
UW Tacoma Tioga Library Building	\$19,500,000	GC/CM	Assistant Vice Provost for Capital Resources	5%
Oregon State University College of Engineering, Johnson Hall	\$24,500,000	CM/GC (State of Oregon)	Executive Director of Capital Planning and Development	5%
Oregon State University, College of Forestry Peavy Hall Replacement (CLT Building)	\$65,000,000	CM/GC (State of Oregon)	Executive Director of Capital Planning and Development	10%
Oregon State University Marine Sciences Building, Newport, Oregon	\$50,000,000	CM/GC (State of Oregon)	Executive Director of Capital Planning and Development	10%
Oregon State University Cascades Campus, Academic Building, Bend, Oregon	\$22,500,000	CM/GC (State of Oregon)	Executive Director of Capital Planning and Development	5%

Dax Logsdon, Eastern Washington Director, Construction Services Group

Role on this project: Program Manager

Dax Logsdon serves as the Eastern Washington Director of CSG. He has over twenty years of experience in school construction management and planning. Prior to working at CSG, Mr. Logsdon spent five years working as a project manager for a general contracting firm that primarily focused on school construction projects. Mr. Logsdon's experience in managing various school renovations and additions from the general contracting perspective brings an added value to the project owner.

Mr. Logsdon has spent the last 18 years dedicated to owner-based construction management for school projects. He has managed over \$1 billion dollars in school construction projects.

Dax does an exceptional job of communicating with the respective parties such as District Capital Project support personnel, School Board members, superintendents, architects and contractors. He is also an important liaison with various state, county and federal officials. He keeps the District's best interest his top priority. His skills, work ethics and determination are the reason his projects are done on time and on budget.

Representative Projects for Dax Logsdon

Representative Projects	Project Value	Delivery Method	Tasks Performed	Time Involved
Hanford High Athletic Field <i>Richland School District</i>	\$9.2M	D-B-B	Program Manager	October 2018 - Current In Construction Phase
Richland High School Theater Remodel Richland School District	\$10.1M	D-B-B	Program Manager	April 2018 - Current In Construction Phase
Teaching Learning & Administration Center (TLAC) <i>Richland School District</i>	\$16.0M	D-B-B	Program Manager	Jan 2018 to Nov 2020
Prosser High School Prosser School District	\$52.2M	D-B-B	Program Manager	Feb 2018 to April 2019
Belmont Elementary Richland School District	\$23.3M	D-B-B	Program Manager	May 2017 to Aug 2019
Leona Libby Middle School <i>Richland School District</i>	\$35.1M	D-B-B	Program Manager	June 2014 to Aug 2017
Wiley Elementary Modular <i>Richland School District</i>	\$6.0M	D-B	Program Manager	Jan 2016 to Oct 2017
Richland High Modular <i>Richland School District</i>	\$5.5M	D-B	Program Manager	Jan 2016 to Aug 2017
Hanford High Modular <i>Richland School District</i>	\$5.6M	D-B	Program Manager	Jan 2016 to July 2017
Three Rivers Homelink <i>Richland School District</i>	\$6.6M	D-B	Program Manager	June 2014 to Aug 2015
Marcus Whitman Elementary <i>Richland School District</i>	\$21.1M	D-B-B	Program Manager	May 2014 to Aug 2017
Sacajawea Elementary <i>Richland School District</i>	\$19.5M	D-B-B	Program Manager	April 2014 to Aug 2015
Lewis & Clark Elementary <i>Richland School District</i>	\$20.2M	D-B-B	Program Manager	July 2013 to March 2016

Mike Melling, Associate Director, Construction Services Group

Role on this project: Construction Manager

Mike Melling provides guidance to the project team and is recognized as a leader with an innate ability to succeed. Mike knows that every client and every project is unique and that no single approach will work as a “one size fits all” solution. By understanding what is most important to the client, he is able to direct his expertise and experience in the areas which bring them value. Under Mike’s guidance and leadership, project teams have successfully completed numerous projects on schedule and within budget.

Representative Projects for Mike Melling

Representative Projects	Project Value	Delivery Method	Tasks Performed	Time Involved
Hanford High Athletic Field <i>Richland School District</i>	\$9.2M	D-B-B	Construction Manager	October 2018 - Current In Construction Phase
Richland High School Theater Remodel <i>Richland School District</i>	\$10.1M	D-B-B	Construction Manager	April 2018 - Current In Construction Phase
Teaching Learning & Administration Center (TLAC) <i>Richland School District</i>	\$16M	D-B-B	Construction Manager	Jan 2018 to Nov 2020
Prosser High School Prosser School District	\$52.2M	D-B-B	Construction Manager for Design Phase	Feb 2018 to April 2019
Belmont Elementary <i>Richland School District</i>	\$23.3M	D-B-B	Construction Manager	May 2017 to Aug 2019
Leona Libby Middle School <i>Richland School District</i>	\$35.1M	D-B-B	Construction Manager	June 2014 to Aug 2017
Wiley Elementary Modular <i>Richland School District</i>	\$6.0M	D-B	Construction Manager	Jan 2016 to Oct 2017
Richland High Modular <i>Richland School District</i>	\$5.5M	D-B	Construction Manager	Jan 2016 to Aug 2017
Hanford High Modular <i>Richland School District</i>	\$5.6M	D-B	Construction Manager	Jan 2016 to July 2017
Three Rivers Homelink <i>Richland School District</i>	\$6.6M	D-B	Construction Manager	June 2014 to Aug 2015
Marcus Whitman Elementary <i>Richland School District</i>	\$21.1M	D-B-B	Construction Manager	May 2014 to Aug 2017
Sacajawea Elementary <i>Richland School District</i>	\$19.5M	D-B-B	Construction Manager	April 2014 to Aug 2015
Lewis & Clark Elementary <i>Richland School District</i>	\$20.2M	D-B-B	Construction Manager	July 2013 to March 2016
Chief Joseph Middle School HVAC Upgrades <i>Richland School District</i>	\$4.1M	D-B-B	Construction Manager	June 2013 to July 2015

Brandon Wilm, AIA, LEED AP, Principal – Design West Architects

Role on this project: Managing Principal

Brandon has been a part of the Design West team since 2002. He has worked on a variety of projects ranging from small tenant improvements and building upgrades to complex, multi-building facilities. As a Principal in the Kennewick office, Brandon communicates well with facility users, consulting engineers, permitting authorities and contractors to develop consensus among all parties and guide each project to a successful outcome.

Representative Projects for Brandon Wilm

Representative Projects	Project Value	Delivery Method	Tasks Performed	Time Involved
Apple Valley Elementary <i>West Valley School District</i>	\$21.3M	GC/CM	Managing Principal	April 2019 - Current In Construction Phase
Summitview Elementary <i>West Valley School District</i>	\$20.7M	CG/CM	Managing Principal	April 2019 - Current In Construction Phase
Three Rivers Homelink <i>Richland School District</i>	\$6.6M	D-B	Project Architect Point of Contact	April 2015 to June 2015
Delta STEM High School <i>Pasco School District</i>	\$13.3M	D-B	Project Architect Point of Contact	March 2013 to Oct 2015
High School Gym Reconstruction <i>Pasco School District</i>	\$3.3M	D-B	Project Architect Point of Contact	Nov 2009 to July 2010
Hanford High Modular <i>Richland School District</i>	\$5.6M	D-B	Managing Principal	Oct 2016 to March 2017
Richland High Modular <i>Richland School District</i>	\$5.5M	D-B	Managing Principal	Jan 2017 to June 2017
Wiley Elementary Modular <i>Richland School District</i>	\$6.0M	D-B	Managing Principal	March 2017 to Aug 2017
West Richland Police Station <i>City of West Richland</i>	\$12.6M	D-B	Managing Principal Project Lead Point of Contact	May 2020 - Current In Construction Phase
Hanford High Athletic Field <i>Richland School District</i>	\$9.2M	D-B-B	Managing Principal	March 2020 - Current In Construction Phase
Tapteal Elementary <i>Richland School District</i>	\$26.3M	D-B-B	Managing Principal Project Lead Point of Contact	Feb 2018 - Jan 2021
Marcus Whitman Elementary <i>Richland School District</i>	\$21.1M	D-B-B	Project Architect Project Lead for Design Phase	May 2013 - Oct 2016
Sacajawea Elementary <i>Richland School District</i>	\$19.5M	D-B-B	Project Architect Project Lead for Design Phase	July 2013 - May 2016
Lewis & Clark Elementary <i>Richland School District</i>	\$20.2M	D-B-B	Project Architect Project Lead for Design Phase	July 2013 - Nov 2015

Matt Whitish, AIA, Project Architect – Design West Architects

Role on this project: Project Architect

Matt joined the Design West team in 2014 and is a Project Architect in the Kennewick office. In addition to his architectural background, Matt brings 8 years of experience in the construction industry as a Superintendent and Project Manager. He has a broad background of architectural and construction experience in educational, commercial, medical, retail, and residential projects. Matt works well with clients and contractors creating a team atmosphere that contributes to the success of each project.

Representative Projects for Matt Whitish

Representative Projects	Project Value	Delivery Method	Tasks Performed	Time Involved
Apple Valley Elementary <i>West Valley School District</i>	\$21.3M	GC/CM	Project Architect Point of Contact	April 2019 - Current In Construction Phase
Summitview Elementary <i>West Valley School District</i>	\$20.7M	CG/CM	Project Architect Point of Contact	April 2019 - Current In Construction Phase
Hanford High Modular <i>Richland School District</i>	\$5.6M	D-B	Project Architect Point of Contact	Oct 2016 to March 2017
Richland High Modular <i>Richland School District</i>	\$5.5M	D-B	Project Architect Point of Contact	Jan 2017 to June 2017
Wiley Elementary Modular <i>Richland School District</i>	\$6M	D-B	Project Architect Point of Contact	March 2017 to Aug 2017
Umatilla School Improvements McNary Heights Elem Addition Clara Brownell MS Addition Umatilla HS Improvements	\$10.2M	CM/GC	Project Support	Aug 2017 to Jan 2019
Hanford High Athletic Field <i>Richland School District</i>	\$9.2M	D-B-B	Project Architect Point of Contact	March 2020 - Current In Construction Phase
Teaching Learning & Administration Center (TLAC) <i>Richland School District</i>	\$16M	D-B-B	Project Architect Point of Contact	Jan 2018 to Nov 2020
Marcus Whitman Elementary <i>Richland School District</i>	\$21.1M	D-B-B	Project Architect Point of Contact for Const. Admin	May 2014 - Oct 2016
Sacajawea Elementary <i>Richland School District</i>	\$19.5M	D-B-B	Project Architect Point of Contact for Const. Admin	May 2014 - Sept 2015
Lewis & Clark Elementary <i>Richland School District</i>	\$20.2M	D-B-B	Project Architect Point of Contact for Const. Admin	May 2014 - Nov 2015

Graehm Wallace, Capital Legal Counsel, Partner, Perkins Coie LLP

Role on this project: Legal Counsel

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, Steilacoom, Tacoma, Tahoma, Vancouver, West Valley, and Yelm; also for 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 over twenty-four 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.

- 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.

Construction Services Group (CSG) was selected for PM/CM services. CSG is under contract with the District and is serving as the owner representative / capital bond program manager.

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

Since 2013, the Richland School District, CSG, and Design West Architects have completed more than \$170 million worth of construction projects together as a team. Members of our proposed team for Fran Rish Stadium have been directly involved in these past projects together over the past eight years. Past projects have included 6 Elementary Schools, 1 Middle School, 1 Administration Building, High School Athletic Field Improvements, 4 Modular Buildings, and numerous other projects throughout the District.

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

The project team will take advantage of processes that have been successful over the past eight years of construction in the District. The roles and responsibilities of the School District, the School Board, CSG, Design West, and their consultants, have been established.

The project manager for the District, CSG, provides continuous owner representation from programming through construction closeout. CSG monitors the various activities and deliverables and keeps the appropriate party clear on their respective work throughout the life of the project. Weekly meetings occur between CSG and the District's Capital Projects team and Superintendent promoting continuous communication and discussions on ongoing projects. The District's Capital Projects team actively attends and participates in all design and construction meetings throughout the duration of the project.

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

The District has hired CSG to provide guidance on the GC/CM procurement process. As such, the District will follow CSG's standard procurement protocols, including those described in this application. CSG approaches all GC/CM procurements by following these standard procedures.

CSG's preliminary analysis of the project has identified specific components which create challenging building and site development issues. For many projects, the traditional project delivery method of hiring an architect, designing the facility, and then introducing it to the construction community by advertising it for bid is appropriate. Awarding work to the lowest responsive and responsible contractor, with an excellent set of construction documents, on what may be considered a more simple site with limited building and site development constraints is the traditional, preferred project delivery method.

With traditional 'design-bid-build' projects – especially on limited, atypical, or difficult to develop sites – waiting for contractor involvement until bid day is often too late. The owner and design team usually do not have contractor input on construction means and methods until the construction documents are complete and the project is ready to begin construction. Since alternative contracting methods are available to public agencies in the state of Washington, CSG supports the opportunity for school districts to solicit approval for use of an alternative project delivery process.

Determining Use of Alternate Project Delivery:

Utilizing an alternative public contracting method in the state of Washington requires approval from the Capital Projects Advisory Review Board, Project Review Committee, CPARB, PRC. The criteria for doing so is limited to that stipulated in RCW 39.10, Alternative Public Works.

Upon review of the RCW 39.10 criteria, further consideration must be given to budget, schedule, and the collective experience of the proposed project team. Also, it is important to determine if the issues of difficulty driving the GC/CM considerations can't be addressed in traditional delivery methods with enhanced specification and process.

Once a project leader has determined that GC/CM is appropriate, a memo to file, listing the reasoning for pursuing, is created. Then a meeting with the Director and Senior Regional Manager(s) is held to discuss and gain concurrence for moving forward.

The discussion in this policy is focused on consideration of GC/CM in lieu of traditional Design/Bid/Build. Similar analysis would occur if/when a Design/Build delivery method may be considered.

- Verification that your organization has already developed (*or provide your plan to develop*) specific GC/CM or heavy civil GC/CM contract terms.
The District has retained Perkins Coie to develop the GC/CM contract terms in full compliance with RCW 39.10 requirements. Perkins Coie is one of the leading legal firms for construction law in the State of Washington and has extensive GC/CM experience in the State of Washington. Contract terms and language will be modified by Perkins Coie based on Richland School District's best practices and experiences.

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

[See attached Exhibit A](#)

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*)
[See attached Exhibit B](#)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

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

[See attached Exhibit B](#)

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.

[The Richland School District has no audit findings on any of the projects identified in Question 7.](#)

10. Subcontractor Outreach

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

The District is committed to monitoring and following all public works laws and applicable requirements. The District encourages participation of small, women, and minority-owned businesses in all their bidding processes. Part of the GC/CM selection scoring will evaluate the General Contractor's efforts to solicit and contract with these types of businesses. The District will expect the Contractor to prepare an outreach plan as part of their preconstruction services. This plan may contain such things as preparing bid packages below the required \$300,000 bonding threshold, direct solicitation of certified SBE, DBE, MWBE suppliers and subcontractors, and conducting preconstruction outreach meetings prior to issuance of the bid package solicitations.

CAUTION TO APPLICANTS

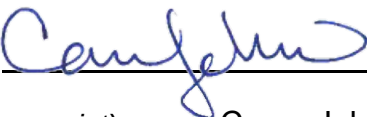
The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

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): Caren Johnson (public body personnel)

Title: Director of Capital Projects

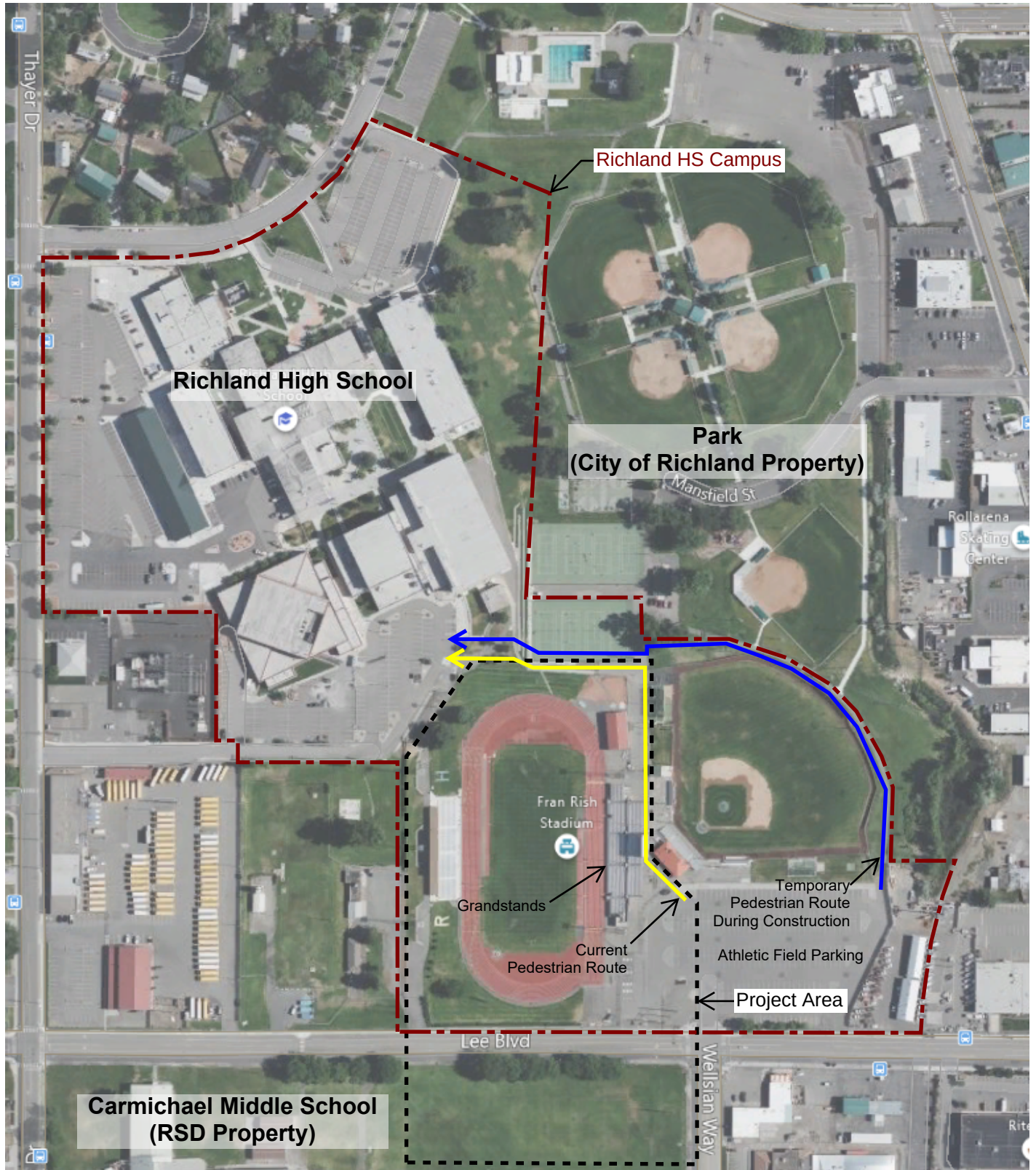
Date: 02-19-2021

Project Name	Project Description	Total Project Cost	Method of Delivery	Lead Design Firm	General Contractor	Planned Constr. Start	Planned Finish	Actual Start	Actual Finish	Original Construction Budget	Final Construction Cost	Reason for Cost Overrun
Fran Rish Stadium - Upgrades	New field turf, resurface track, renovate home-side bleachers, replace restrooms and locker room facilities	\$10.1M	GC/CM	Design West Architects	TBD							
Hanford High Athletic Field	Upgrade athletic field to artificial turf, resurface track, add new bleachers; restrooms and concessions building.	\$9.2M	D-B-B	Design West Architects	Chervenell Construction	02/2021	10/2021	02/2021	TBD	\$6.1M	TBD	
Badger Mountain Elementary	New 65,500SF elementary school	\$27.7M	D-B-B	Design West Architects	TBD	04/2021	08/2022	TBD	TBD	\$23.0M	TBD	
Richland High Auditorium	Renovate theater, sound, lighting, stage, and orchestra pit; replace seating and add vestibule and restrooms	\$10.1M	D-B-B	Design West Architects	G2 Construction	05/2020	06/2021	05/2020	TBD	\$8.3M	TBD	
Tapteal Elementary	New 65,500SF elementary school	\$26.3M	D-B-B	Design West Architects	Fowler General Construction	06/2019	08/2020	06/2019	01/2021	\$22.2M	TBD	
Teaching, Learning & Administration Center (TLAC)	New 40,000SF office, administration & boardroom building	\$16.0M	D-B-B	Design West Architects	Bouten Construction	05/2019	09/2020	06/2019	10/2020	\$12.6M	\$12.6M	
Early Learning Center	Renovations to existing elementary school; office, lobby, parking lot and entry plaza	\$1.8M	D-B-B	Design West Architects	G2 Construction	06/2019	09/2019	06/2019	12/2019	\$1.1M	\$1.3M	None. Project finished within owner's contingency
Elementary #11 (Belmont)	New 65,000SF elementary school	\$23.3M	D-B-B	Design West Architects	Chervenell Construction	04/2018	08/2019	04/2018	08/2019	\$19.8M	\$19.0M	
Wiley Elementary Modular	New 19,00SF modular classroom building	\$6.0M	D/B	Design West Architects	Pacific Mobile Structures, Inc.	10/2016	12/2017	10/2016	01/2018	\$0	\$4.8M	Extra state funding allowed for additional construction
Richland High Modular	New 16,00SF modular classroom building	\$5.5M	D/B	Design West Architects	Pacific Mobile Structures, Inc.	10/2016	08/2017	10/2016	09/2017	\$0	\$4.7M	Extra state funding allowed for additional construction

Hanford High Modular	New 16,00SF modular classroom building	\$5.6M	D/B	Design West Architects	Pacific Mobile Structures, Inc.	10/2016	07/2017	10/2016	09/2017	\$0	\$4.3M	Extra state funding allowed for additional construction
Jefferson Elementary	New 65,000SF elementary school	\$22.5M	D-B-B	Design West Architects	Fowler General Construction	03/2017	08/2018	06/2017	11/2018	\$9M	\$18.3M	State match increase, allowed of expanded scope; replaced entire school.
Libby Middle School	New 108,000SF middle school	\$35.1M	D-B-B	Design West Architects	Fowler General Construction	03/2016	08/2017	03/2016	08/2017	\$25.9M	\$28.0M	State match increase, allowed expanded scope, added 8 additional classrooms
Marcus Whitman Elementary	New 65,000SF elementary school	\$21.1M	D-B-B	Design West Architects	Fowler General Construction	08/2014	09/2015	06/2015	10/2016	\$16.6M	\$17.6M	Delay of one-year to operate swing school, increase due to escalation and demo of extra school
Three Rivers HomeLink	New 17,200SF modular alternative learning school	\$6.6M	D/B & D-B-B	Design West Architects	Pacific Mobile Structures, Inc. & Big D's Construction	03/2015	08/2015	03/2015	08/2015	\$5.5M	\$5.5M	
Elementary #10 (Orchard)	New 72,000SF elementary school	\$22.0M	D-B-B	CKJT Architects	Fowler General Construction	06/2014	08/2015	06/2014	08/2015	\$16.3M	\$17.1M	State match increase, allowed expanded scope, added 4 additional classrooms
Sacajawea Elementary	New 65,000SF elementary school	\$19.5M	D-B-B	Design West Architects	Fowler General Construction	07/2014	08/2015	06/2014	08/2015	\$16.8M	\$16.2M	
Lewis & Clark Elementary	New 65,000SF elementary school	\$20.2M	D-B-B	Design West Architects	Fowler General Construction	06/2014	07/2015	06/2014	07/2015	\$16.8M	\$16.8M	
Fran Rish Stadium - Visitor Side	New bleachers, restrooms, concession and coach rooms on visitor side of District stadium	\$2.4M	D-B-B	CKJT Architects	Siefken & Sons Construction, Inc.	11/2014	08/2015	11/2014	09/2015	\$1.5M	\$1.7M	None. Project finished within owner's contingency

FRAN RISH STADIUM IMPROVEMENTS

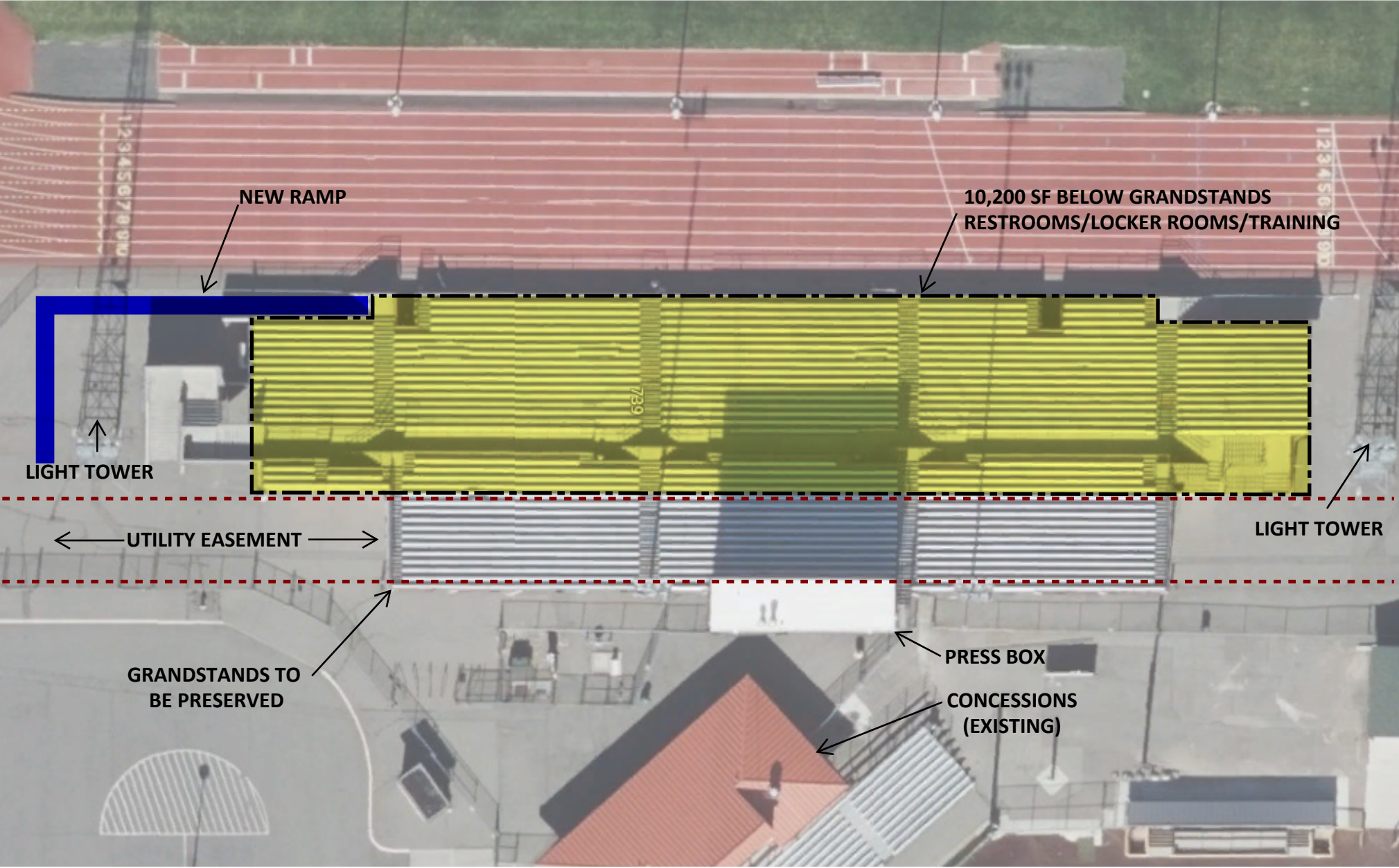
EXHIBIT B



CONCEPT ATHLETIC FIELD LAYOUT



FRAN RISH STADIUM IMPROVEMENTS
EXHIBIT B



GRANDSTAND STRUCTURE
TO BE PRESERVED

10,200 SF BUILDING
TO BE MODERNIZED

UTILITY EASEMENT

