Wenatchee School District Board Workshop Meeting

Minutes of Nov. 12, 2013
Columbia Elementary

Board Members Present	Staff Present
Jesús Hernández	Brian Flones, Superintendent
Laura Jaecks	Cabinet
Walter Newman	
Gary Callison	
Kevin Gilbert	

I. Workshop Meeting 3:30 p.m.

Jesús Hernández, Board President, opened the board workshop at 3:30 p.m., with the Pledge of Allegiance.

II. Consent Agenda

Jesús Hernández, Board President, asked for a motion to approve the consent agenda.

MOTION MADE: Laura Jaecks made the motion to approve the consent agenda.
SECONDED: By **Walter Newman**
PASSED UNANIMOUSLY

Consent Agenda included:

1) Minutes

MINUTES: 10/22/13 Regular Board Meeting & 11/04/2013 Workshop

2) Personnel Report

PERSONNEL REPORT PREPARED BY: Lisa Turner, HR Director: Nov. 12, 2013 personnel report: on file

3) Vouchers/Payroll

PAYROLL PREPARED BY: Tami Hubensack, Director of Payroll: October 2013, **$5,242,848.35**

VOUCHERS & CONTRACTS PREPARED BY:
Karen Walters, Director of Accounting –

General Fund
Check numbers 565259 through 565540 totaling $620,042.47

Capital Projects Fund

Check numbers 565541 through 565550 totaling $257,759.38.

Associated Student Body Fund
Check number 565551 through 565596 totaling $30,807.45

Transportation Vehicle Fund

Check numbers 0 through 0 totaling $00.00

4) Surplus Report

SURPLUS REPORT PREPARED BY:
Karen Walters, Director of Accounting: 11/12/13 on file for review.

5) Contracts

Date	New or Renewal or Revision	Agency	Purpose	Amount	Effective Dates	Staff Person Responsible for Contract has read and has recommended this contract for Board approval	Reviewed by Les?	PO Required?
11/01/13	New	AT&T Mobility National Accounts LLC	Business Cellular Plan	N/A Budget Code N/A	Nov 16, 2013	Dave Yancey	YES	No
11/04/13	Renewal	VEBA Trust	Employer Adoption Agreement	N/A Budget Code N/A	Dec 1, 2013	Tammy Hubensack	YES	No
10/16/13	New	Chelan County Public Works	Interlocal Agreement - 2nd reading	$26,000 Budget Code	Approval Through Completion	Bryan Visscher	YES	No
10/24/13	Renewal	North Central ESD	Information Specialist Coordinator	$20,000 Revenue Budget Code N/A	2013-2014 School Year	Denise Watson	YES	No
10/22/13	New	Chelan County Extension	2013-14 Alcoa Grant which will bring STEM Activities to After School Programs	$10,000 Budget Code 0110 000 7000 000	10/22/13 - 8/30/14	Nancy Duffey & Carolyn Griffin-Bugert	YES	Yes
11/05/13	Revision	DOH Associates	Architectural Services - Build out of the Tech Center	$23,500 Budget Code 4500 23 7000 545	Upon signature until completion	Jon Torrence	YES	Yes

6) Curricular Adoption Health – 2nd Reading

Postponed until next meeting

To: Board of Directors

From: Brian Flones
Superintendent

Prepared By: Jodi Smith Payne
Assistant Superintendent of Learning and Teaching

Re: Learning and Teaching

INSTRUCTIONAL MATERIALS COMMITTEE ADOPTION RECOMMENDATIONS

The Instructional Materials Committee is recommending the Board approve the following material for district adoption.

THIS IS THE SECOND READING

Second reading will be on November 12th and approval will be recommended.

Glencoe Health, by Mary H. Bronson, Ph.D — Published by Glencoe (2011). To be used with grades 9-12 WHS Health and Intro to Health Occupations. Using this updated copyright as the main text will replace outdated 2001 copyright text with supplemental materials, as well as, provide students with online access to lessons, videos, etc. This updated text will also allow students to attain a much higher level of understanding of the topic.

II. Workshop:

Vision Focus

Strategy 1 – Design the personalized learning system of the future
Key objective: STEM/Project based learning
Overview of the work and action plan the STEM/PBL planning team has completed.

Assistant Superintendent Jon Dejong spoke about the committee composed of 20-25 staff members, administrators and community members. Allen Foundation grant money is being used for planning purposes. Up to date progress was presented starting with a STEM activity followed by elementary, middle level and Wenatchee and Westside high school.

Kelsay Stanton and Jill Fineis presented a STEM activity. Four groups were formed and tasked with designing the fastest rolling wheels using different materials provided, while taking into consideration the cost of the project and the CO2 emissions. Each group designed their own wheels, tested and presented their project giving the details of the cost, emissions and speed.

DESIGN THE FASTEST ROLLING WHEEL

Engineering Problem-Solving/Design Process

1. Ask a question or define the problem

2. Gather information
   --research and learn

3. Imagine and Explore ideas
   --brainstorm ideas

4. Make a plan
   --draw a diagram in the box below

   --develop one of your ideas
   --consider the materials you will need

5. Create and Test
   --Follow your plan and test the solution.

6. Improve your design--Test it out!
7. Share with the class, your design and cost associated to build it.

Materials List and Cost

Material	Cost/each (dollars)	CO_2 Emissions to produce (Virtual Value)
Slim shafts	10	1
large plastic disks	30	2
small plastic disks	15	1.5
pennies	10	3

Data Table

Trial	Materials used	Time (sec) to travel 1 meter	Cost to build	CO_2 Emissions
1				
2				
3				
4				

Use the Space below for potential designs, working out math problems, etc

The groups were asked to look at the activity in terms of national and state standards. The groups were then asked to identify where they saw the standard perform or where they saw an extension into something broader in the activity.

Each group shared where their project performed on the standards.

www.nextgenscience.org/

NEXT GENERATION SCIENCE STANDARDS For States, By States

Science and Engineering Practices

S1. Asking questions (for science) and defining problems (for engineering)
S2. Developing and using models
S3. Planning and carrying out investigations
S4. Analyzing and interpreting data
S5. Using mathematics and computational thinking
S6. Constructing explanations (for science) and designing solutions (for engineering)
S7. Engaging in argument from evidence
S8. Obtaining, evaluating, and communicating information

www.k12.wa.us/CoreStandards

CCSS COMMON CORE STATE STANDARDS WASHINGTON — COMMON CORE STATE STANDARDS INITIATIVE — PREPARING AMERICA'S STUDENTS FOR COLLEGE & CAREER

Mathematical Practices

M1. Make sense of problems and persevere in solving them
M2. Reason abstractly and quantitatively
M3. Construct viable arguments and critique the reasoning of others
M4. Model with mathematics
M5. Use appropriate tools strategically
M6. Attend to precision
M7. Look for and make use of structure
M8. Look for and express regularity in repeated reasoning

English Language Arts Practices

E1. They demonstrate independence
E2. They build strong content knowledge
E3. They respond to the varying demands of audience, task, purpose, and discipline
E4. They comprehend as well as critique
E5. They value evidence
E6. They use technology and digital media strategically and capably
E7. They come to understanding other perspectives and cultures

www.careertech.org/career-technical-education/cctc/info.html

CTE Learning that works for America

CCTC Common Career Technical Core

Career Ready Practices

1. Act as a responsible and contributing citizen and employee.
2. Apply appropriate academic and technical skills.
3. Attend to personal health and financial well being.
4. Communicate clearly, effectively and with reason.
5. Consider the environmental, social and economic impacts of decisions.
6. Demonstrate creativity and innovation.
7. Employ valid and reliable research strategies.
8. Utilize critical thinking to make sense of problems and persevere in solving them.
9. Model integrity, ethical leadership and effective management.
10. Plan education and career path aligned to personal goals.
11. Use technology to enhance productivity.
12. Work productively in teams while using cultural/global competence.

www.p21.org/overview/skills-framework

21st CENTURY SKILLS

Skills

1. Learning & Innovation
Creativity and innovation
Critical thinking and problem solving
Communication and collaboration

2. Information, Media and Technology
Information literacy
Media literacy
Information, communications and technology literacy

3. Life and Career
Flexibility and adaptability
Initiative and self-direction
Social and cross-cultural skills
Productivity and accountability
Leadership and responsibility

Core Subjects and 21st Century Themes

Global awareness
Financial, economic, business and entrepreneurial literacy
Civic literacy
Health literacy
Environmental literacy

STEM Education Leadership Institute, June 2013

Jill Fineis showed a PowerPoint presentation on Next Generation science standards and how they are applied to the field experiences.

Ms. Stanton spoke about standards being used in the classroom to guide process. The Next Generation standards were adopted by the state in October therefore, they can look at the states timelines, testing schedule and integration and look at the science kits at the elementary level and make sure they are "stemized" to meet the Next Generation Science standards. Last year the STEM committee decided on STEM criteria for potential STEM curriculum that would make it unique to our district.

School Board President, Jesus Hernandez asked Ms. Fineis and Ms. Stanton to share about the preparation before taking students out on the field experience. Developing language around content.

Students prepare their science kits, which take about 4-6 weeks. In the kits there is vocabulary to use while in the file and words they need to know. A discussion takes place about what students need to know, especially ELL learners. The second grade team thought that it worked well in second grade and hoping to get the upper levels to do as well. Students are also prepared to 'leave no trace behind' and taught what to do about the elements, how to be outside for the day, etc.

Mr. Hernandez followed up and asked if this is an area where teacher team-taught for the day or how they integrate language with math and science. In the past teachers would come and teach to the subject. For example, art teachers would teach art based around the subject. This year the focus is on STEM with a music section and a landscape drawing component that the field instructors taught. The way its been set up is to hire teachers to do it and school teacher do come along but mostly for classroom management.

Mr. DeJong shared that a representative from the Allen Foundation had the opportunity to observe the

field experience and was very impressed and pleased with the work the district is doing.

Dan Myers 8th grade science teacher at Orchard Middle School, has worked with the STEM team for the last two years. Their long-term goal is to improve current curriculum and change teaching practices to incorporate more STEM. Short-term goal is to get every middle school student exposed to STEM. Mr. Myers shared the STEM activities 6th – 8th graders were working on.

Two middle school students shared their STEM experiences.

Gary Callison asked Mr. Myers if the block schedule helped or hinder. Mr. Myers described how it has been wonderful from a teaching perspective especially for science.

Mr. Hernandez ask Mr. Myers how he deals with students that are not big into science.
Mr. Myers explained that once students see how science changes the way they live it makes a big impact on the student.

Laura Jaecks asked if there's been an impact in girls showing enthusiasm. Mr. Myers shared that all hands on definitely helps.

Mr. DeJong shared that in addition to science teachers, tech lab teachers have also been involved in the committee. One of the things that the tech lab teachers will be doing is working with Dennis Conger to become CTE certified and implement introductory classes of Project Lead The Way.

Ricardo Iñiguez presented on Wenatchee High School steering committee which increased from 4 teacher to 11 members in order to try to get more STEM PBL activities and generate more excitement. He introduced the members of the steering committee. Two projects are being put into classroom use; projectile project & ski/snowboard project. There are a few more projects that the committee is talking about that they would like to develop prior to the end of the school year.

High school teachers presented their individual projects.

- Todd Busse showed the group the projectile project.
- A student from Doug Merrill's class presented on the ski/snowboard project.
- Michael Lasater shared about balancing ideas for development in the hydroelectric dams and power production.
- Dennis Conger shared about the First Green Washington Project. A soil and water science activity at a golf course that involves the wild life and recreation industry of the area.
- Cheri Paine shared about the project of waste management and landfills in the valley.

Mr. Conger also presented on Lead The Way. A program that has been around about 15 years and OSPI has adopted it as part of the CTE curriculum. Teacher training meets the national professional standards. OSPI has endorsed this program because they have the data to prove student achievement.

John Torrence shared about the challenges they face while refocusing on STEM. The integration on core curriculum due to the lack of resources has been a challenge. Also finding STEM programs that are going to be of interest to the other 11 school districts that they work with.

Hana, a STEM committee member for WHS in partnership with the Tech Center shared about her experience of looking at the program MGSS and common core and putting it in a curriculum template that the STEM committee has been creating and what it looks like when its applied to the real world of natural resources. She shared about the partnership with the Chelan Douglas Land Trust in the decommission the trails and the upcoming project of capturing Pigmy Rabbits, an endangered species of Washington State. She proceeded to show a video of the trails project.

Mr. Dejong concluded the school presentation by sharing the first year goal of exposing as many students to the STEM experience and although there is a lot more work in the short period of time, there has been some amazing work.

IV. Facility Projects Update

Agreement with Leone & Keeble, Inc. – WVTSC Renovation Major Works, Phase I

Bryan Visscher asked to move the agreement with Leone & Keele to the last item on the agenda.

WCTSC Project Constructability Review Report Acceptance – TCF Architect, John Hultman, Bryan Visscher

Bryan Visscher presented the Constructability Review report and explained that the document was to ensure good use of the monies, he asked to board to review and approve the WVTSC project constructability.

Hill International

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Fax: 509-747-8037
www.hillintl.com

MEMORANDUM

Date: October 29, 2013

To: Brian Flones, Superintendent, Wenatchee School District
Board of Directors, Wenatchee School District

From: John Hultman, PE

Subject: **Wenatchee Valley Technical Skill Center (WVTSC) Project**
Constructability Review Report Acceptance

Ref: Office of the Superintendent of Public Instruction (OSPI) D-Form Process (modified)

1. OSPI's modified D-Form process for Skill Centers requires that at the end of the design period of each project a Constructability Review (CR) be conducted by a team that was not involved with the design. This CR is to evaluate the design to find constructability and bidability issues that the design team should consider prior to advertising the project.

2. In August 2013 the CR of the 95% Construction Document design for the WVTSC Majors Project (Phase I) was completed. Hill International conducted the CR, the Executive Summary and the CR Log is attached for your information.

3. The OSPI D-Form process requires that the Board accept the CR report and note this action in their Board minutes. I recommend the following motion be approved at your next Board meeting (please edit if this paragraph does not match your format):

   "Motion was made and approved to accept the Constructability Review (see the attached Exec Summary and CR Log) of TCF Architect's design of the Wenatchee Valley Technical Skill Center project that was completed by Hill International in August 2013."

4. If you have any questions on this issue, please contact me at 509.995.0367.

Hill International

MEMORANDUM

Date: October 9, 2013

To: Bryan Visscher, Director of Maintenance and Operations

From: Matthew J. Walker, AIA

Subject: **Wenatchee School District #246**
Wenatchee Valley Technical Skills Center Modernization

Ref: Limited Constructability Review Executive Summary

1. Hill International, Inc. with assistance from Coffman Engineers, has prepared the attached constructability review for the Wenatchee Valley Technical Skills Center Modernization project. An executive summary is included below.

2. **ARCHITECTURAL**
   Per the request of the architect, Hill's architectural review focused primarily on the proposed phasing impacts on the base bid and additive alternates for the project. Comments addressed clarifying the extents of the base bid vs. alternate work in relationship to the proposed phasing and possible impacts on base bid and alternate work. Overall architectural plans and specs appeared to be approximately 90% complete.

   MECHANICAL
   In general, the mechanical construction documents appear reasonably complete and well-coordinated, with some work left to do to finalize the package. The presentation is good with the information easy to read and understand. Specific comments are addressed in the Constructability Review Comments spreadsheet.

   The basis of design mechanical equipment and plumbing fixtures specified are of high quality and have good local representation and support. Care should be used during the submittal review phase to ensure that "or equal" products are received. The HVAC and plumbing concepts employed in the design are reasonable, economical and appropriate for the application. Specified materials for piping and ductwork are industry standard quality and should hold up well over time with normal maintenance. Overall, the properly installed and maintained mechanical systems should provide years of reliable service.

3. **ELECTRICAL**
   The electrical review found that the drawings required additional work to reach a complete status in the areas of circuiting, floor plan coordination, schedules, and sheet notes. And a short circuit analysis is required to meet the requirements of L&I Plan Review. The specific comments are listed in the Constructability Review Comment Spreadsheet.

4. **Commissioning:**
The approach to the constructability review was based on lessons learned from past K-12 projects as well as an in depth understanding of the operations of the equipment and systems. Other lessons learned include past contractor's actions as it pertains to specific requirements in the specifications or drawings.

Several comments were provided in an effort to assure that the contractors follow manufacturer instructions as the primary goal and to clarify this intent with the A/E if there are any conflicts. Other comments refer to providing the owner with adequate access for maintenance and repair as well as to coordinate with all other aspects and trades in the building to help assure that the systems are installed in a coordinated fashion.

The recommended changes that were developed were generally intended to increase the systems overall operating efficiency and energy savings, significantly reduce the equipment and component cycle rates which also significantly increases the expected life span of the equipment and systems.

Cc: John Hultman, Hill
Kelly Reynolds, Hill
Gerry Pless, TCF Architecture

Wenatchee Valley School District #246
Wenatchee Valley Technical Skills Center

Constructability Review Comments

Project Name:	**WENATCHEE VALLEY TECHNICAL SKILLS CENTER MODERNIZATION**				
Project Number:	PWA-01377.01 SEGMENT 3.0	**Class**		**Response**	
Discipline:	Architecture	Class 1:	Missing Information	C:	Complying
Firm Name:	Hill International	Class 2:	Coordination	CC:	Complying w/ attached comments
Reviewer:	Matt Walker	Class 3:	General Comment	NC:	Not Complying w/ attached comments
Date:	9-Aug-13	Class 4:	Value Engineering	I	Information

NOTE: Review comments are intended to be constructive and in support of the Owner's interest

Item	Sheet/Specification	Class	Comment	Response	
1	11000 1.6	1	What are the durations/ milestone dates for the two phases?	CC	This will be provided on the phasing plans in the drawing set.
2	11000 1.12	1	B. Partial Owner Occupancy - recommend that you provide phasing plan graphic and detailed narrative describing phasing intent, needs, requirements, flexibility for Contractor's bidding information.	CC	This will be provided on the phasing plans in the drawing set.
3	12300 3.2	1	Schedule of Additive Alternates - Identify Phase that Alternate work is to occur.	CC	Added.
4	150003.4L	2	Temporary partitions - recommend that 2 x wood partitions with acoustical batts, plywood description be required adjacent to Grid BE.	NC	This is already addressed in 015000 3.4L.
5	DRAWING SET VOLUME 1				
6	G1.01 V1	2	Relocate Volume 2 header and general sheets to the third column (before Building C drawings). Relocate Building B electrical demo sheets to Volume 1 in front of Building B construction sheets.	C	
7	G3.01	3	Any need to show occupancy and exiting plan for base bid plan (without complete build out of SW corner)?	NC	Exiting from Building B will not change if the SW corner is not built out.
8	ADb2.00	1	Indicate extent of Phase 1 & 2 on plan	CC	Additional clarification added to the drawings.
9	ADb2.01	2	Modify extent of demo per alternates	CC	Additional clarification added to the drawings.
10	ADb2.01		Indicate that a temporary wall will be required	CC	Added to drawings
11	ADb2.01	2	The extent of Phase 1 work will likely extend 4 ft. or so west of Grid BE in order to demo existing BE wall, slab and install new footings. A full height temporary wood stud partition wall with sound batts and sheathing should be provided to isolate dust/noise. Restrooms due west of Grid BE will likely be unusable. Have plans been made for temporarily facilities for staff and students? Any equipment on west side of BE wall will need to be removed/relocated in order for work to commence. Are the teachers aware of this?	CC	Temporary facilities have been coordinated with the Owner. The design team has discussed and coordinated the impact of work along Grid BE. The phasing plan is being coordinated with the Owner for final approval.

Wenatchee Valley School District #246
Wenatchee Valley Technical Skills Center

12	ADb2.02	2	Modify extent of demo per alternate	C	
13	ADb2.03	2	Demo west of Grid BE doesn't show up on ADb2.00	C	
14	ADb2.04	1	Indicate alternate for demo adjacent to Grid B13	C	
15	Ab2.00	2	Indicate extent of Alternate AA-1	C	
16	Ab2.01	1	Identify new shaded walls at Grid BJ	C	
17	Ab2.03	2	It appears that the second floor structural steel columns/framing/composite deck, etc. will need to be included in base bid above and adjacent to restrooms in order for this work to be economically viable. If this work not installed now then restrooms wall/adjacent spaces will need to be remodeled and shut down in order to install second floor at a later date.	CC	The structure within the walls and floor, adjacent to the Alternate Bid AA-1 rooms, will be installed in base bid to avoid future shutdown and remodeling.
18	Ab2.03	2	Clearly identify extent of base bid/alternate work.	C	
19	Ab2.03	4	It might be easier for the contractor if base bid slab demo extending eastward from south end of restrooms instead of jogging northward to exclude Office B1161.	NC	The area of the office is large enough that it makes sense to cut around it.
20	Ab2.07	2	South hallway west Grid BE should be included in Alternate AA-1 if second floor structural steel/framing/composite deck not be installed in base bid.	NC	The second floor structure and slab over the south half of the hallway is being installed in base bid.
21	Ab3.01	1	Add roof plan keynote 1 to Area A	C	
22	Ab3.01	2	Roof Plan General Notes - should notes read: "all new roof penetrations"	C	
23	Ab4.01	1	Identify ceiling condition/finish in Tools and CR Office	C	
24	Ab4.02	2	Define extent of AA-1	C	
25	Ab6.10	2	Wall Section 1 note - "align to bot of beam" is unclear	CC	The lighting design was revised therefore the note no longer applied and was deleted.
26	Ab8.01	1	Elevations 1 - 4 - shaded rectangle is not identified	CC	Rectanlges were deleted.
27	Ab8.01	3	Elevation 6 - show upper portion of wall	C	
28	Ab8.03	2	Identify Alternate AA-1 work	C	
29	Ab8.04	2	Identify Alternate AA-1 work	C	Note added at elevations 1 thru 4.
30	Ab8.05	2	Identify Alternate AA-1 work	C	
31	Ab8.06	2	Identify Alternate AA-1 work	C	Note added at elevations 1 thru 4.
32	Qb 1.0	2	Sheet title - match project standard - Building B, Area A, Equipment plan	C	
33	Qb 1.1	2	Sheet title - match project standard - Building B, Area B, Equipment plan	C	
34	Sb2.02	2	Extent of new/existing slab incorrect; recommend delineate new/existing on both plans. Is all new slab 5", 4"?	CC	We have coordinated this and it will be reflected in the bid documents

35	Sb2.03	2	Modify extent of Alternate AA-1	CC	We have coordinated this and it will be reflected in the bid documents
36	Sb2.05	2	Modify extent of Alternate AA-1	C	We have coordinated this and it will be reflected in the bid documents
37	Sb2.05	1	Detail at Grid B8 at south wall of Lobby?	CC	We will call out details at this location.
38	Sb6.01	2	Do base bid details (If AA-1 not accepted) need to be modified/provided?	CC	Some details need to be modified. We are working on this.
39	MDb1.02	2	Modify extent base bid work per Alternate AA-1	CC	Scope will be clarified to identify scope of AA-1.
40	Mb1.02	2	Modify extent of base bid work per Alternate AA-1	CC	Scope will be clarified to identify scope of AA-1.
41	Mb2.01	2	Modify extent of base bid work per Alternate AA-1	CC	Scope will be clarified to identify scope of AA-1.
42	Eb2.02	2	Modify extent of base bid work per Alternate AA-1	CC	Boundary has been revised to match Architectural drawings.
43	Eb2.04	2	Unclear what Design Option SD3 means	CC	Text identifying design option "SD3" has been removed.
44	Eb2.04	2	Modify extent of base bid work per Alternate AA-1	CC	Boundary has been revised to match Architectural drawings.
45	DRAWING SET VOLUME 2				
46	G1.01 V1	2	Relocate Volume 2 header and general sheets to the third column (before Building C drawings). Relocate Building B electrical demo sheets to Volume 1 in front of Building B construction sheets.	C	
47	EDb2.02	2	Indicate in Volume 1 that "EDb" drawings located in Volume 2	NC	Demoliton drawings are included with other drawings as one package.
48	EDb2.02	2	Verify extent of base bid work with Alternate AA-1	CC	Boundary has been revised to match Architectural drawings.
49	A62.00	1	Identify alternate(s)	C	
50	A66.02	3	Details 1, 4, 7 - Unclear what shaded area represents	CC	The shading has been removed.

Wenatchee Valley School District #246
Wenatchee Valley Technical Skills Center

Constructability Review Comments

Project Name:	**WENATCHEE VALLEY TECHNICAL SKILLS CENTER MODERNIZATION**				
Project Number:	PWA-01377.01 SEGMENT 3.0	**Class**		**Response**	
Discipline:	Mechanical	Class 1:	Missing information	C:	Complying
Firm Name:	Coffman Engineers	Class 2:	Coordination	CC:	Complying w/ attached comments
Reviewer:	Ed Langebartel	Class 3:	General Comment	NC:	Not Complying w/ attached comments
Date:	9-Aug-13	Class 4:	Value Engineering	I	Information

NOTE: Review comments are intended to be constructive and in support of the Owner's interest

Item	Sheet/Specification	Class	Comment	Response	
M01	M0.02	1	Piping Note 5.: Elaborate on intent of orange tape. Is it to be tied to the valve and left to dangle?	CC	Orange tape will be tied to valve and left to dangle to allow easy identification of valve in concealed space and ceiling space. Note 5 will be updated to elaborate on this.
M02	M0.02	4	Sheet Metal Note 1.: Providing a volume damper at every branch main serving two or more openings may be excessive and complicate balancing of system.	NC	In many cases providing a volume damper at branch mains allows for a more accurate balancing of the system.
M03	M0.02	3	Sheet Metal Note 3.: Edit brackets in note.	CC	Bracket notes shall be edited.
M04	M0.02	1	Sheet Metal Note 5.: Elaborate on intent of orange tape. Is it to be tied to the damper or device and left to dangle?	CC	Orange tape will be tied to damper and left to dangle to allow easy identification of valve in concealed space. Note 5 will be updated to elaborate on this.
M05	M0.02	3	Energy Code Note 2.: Suggest insulation schedules on drawings be by Engineer, not Contractor.	CC	Insulation schedules are provided in the specification section of the construction package. Bracket notes to be edited out.
M06	M0.02	3	Non-Structural Mechanical Component Notes: Confirm appropriate issue of the codes to follow. This project may be permitted under the 2012 codes, not 2009.	CC	Notes will be revised to reflect correct code.
M07	M0.03	1	Water Heater Schedule: Gas input is different for each water heater yet recovery rate is the same for both. Review and correct.	CC	DWH-C1 shall be updated to show a recovery rate of 138 GPH.
M08	M0.03	1	Air Compressor/Dryer Schedules and Floor Plans: Indicate termination point for condensate and blow down. Do not appear to be floor drains or other receptor nearby.	CC	Drain will be added to adjacent to air compressor to allow condensate and blow down.

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Wenatchee Valley Technical Skills Center

M09	M0.05	3	RTU Schedule: Confirm EER/SEER ratings for new units meet 2012 code minimums if those are the codes in effect.	I	Units comply with code.
M10	M0.05	1	RTU and Fan Schedules note about duct leakage: What is anticipated leakage rate for ductwork. Will existing ductwork be sealed if excessive leakage is found?	CC	Leakage rate is defined in the Air Distribution Spec. Duct will be constructed, sealed and tested per SMACNA standards.
M11	M0.05	1	Condensing Unit Schedule: Remarks refers to note 2 that does not exist. Revise as appropriate.	CC	Reference to note 2 will be removed from schedule.
M12	MS1.01	1	Show oil/water separators on site plan.	I	Connections made by civil are shown on the mechanical site plan. It is our intent to have the mechanical contractor install the oil/water separator, this is why we have shown it on the plumbing foundation plan.
M13	M8.01	3	Gas piping diagram does not appear to match layout and distribution as shown on Mb2.03 and Mb2.04 plan views. Review and revise.	CC	Gas piping riser diagram will be revisved to reflect layout per plans.
M14	M8.01, M8.02	4	Consider combining pounds-to-inches gas pressure regulating valves into one when serving multiple, similar pieces of equipment to reduce the number of valves, roof penetrations, etc.	CC	Units are provided with pressure regulators to minimize gas pipe sizing and allow for future extension of system.
M15	M8.01, M8.02	3	Gas piping riser diagram implies pressure regulators for rooftop equipment is below the roof. Detail 6 on M9.03 shows regulators above the roof.	CC	Gas piping riser diagram shall be modified to show regulators above roof.
M16	M9.02	3	Water Service Details 1 and 2: Pipe sizing doesn't match floor plans.	CC	Water service details will be updated to match water pipe sizing per plans.
M17	M9.02	3	Trap Primer Detail 3: Note 1 refers to primer valve being above the ceiling whereas detail implies valve is in the wall. Review and revise.	CC	Note on detail will be modified to indicate that trap primer shall be installed per plans.
M18	M9.04	3	Water heater diagrams 3 and 4 appear identical. HW pipe sizes seem oversized. Confirm.	CC	Water heater diagram will be updated.
M19	M10.02	3	Heat Recovery Unit Diagram: Supply fan is mislabeled as exhaust fan.	CC	Fan will be labeled as supply fan.
M20	Mb1.02	1	Drawing implies that all underground work is Base Bid in SW area of bldg. Confirm or revise to indicate underground work in slab removal area is Alt. Bid AA-1.	CC	Drawing shall be updated to indicate underground work as part of alt. bid AA-1
M21	Mb2.03	1	Identify the dashed area on the plan as Alt. Bid QA-2.	CC	Dashed area shall be noted as Alt. Bid QA-2.
M22	Mb2.04	1	Label heaters at west wall with unit tags. The gas piping diagram on M8.01 seems to indicate those as radiant heaters. Confirm.	CC	Heaters located at west wall are relocated gas unit heaters, and shall be labeled.

Wenatchee Valley School District #246
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M23	Mb2.04	1	Indicate gas piping that goes with Alt. Bid AA-1 or provide direction for what to do if Alt. is not taken.	CC	Scope of gas piping for alternate bid will be clarified on plans.
M24	Mb4.03	1	Flag Note 2: Clarify that unit heaters are relocated as part of Alt. Bid AA-1.	CC	Unit heaters will be relocated under base bid. All of second floor is a future phase and will need heat until second floor spaces are finished.
M25	Mb5.04	1	Provide direction on fire main size at SW area of building should Alt. Bid AA-1 go or not go, if that has any bearing on pipe size.	I	Pipe size shall be determined by design build fire suppression contractor.
M26	Mb6.02	1	Highlight rooftop units associated with Alt. Bid AA-1.	CC	Equipment schedule provides this information but roof plan will be clarified to indicate scope.
M27	Mb7.01	1	Mechanical Section 1: Rooftop units appear to be floating above the roof. Clarify.	CC	Section shall be modified to correct roof top units appearance.
M28	Mc2.01	1	Domestic water service: Provide reference to water service detail 2 on M8.02.	CC	Detail 2 reference shall be added to Mc2.01.
M29	Mc2.02	1	Flag Note 10 is missing.	CC	Flag note 10 shall be added to Mc2.02.
M30	Mc4.01	1	Don't find flag note 3 on the floor plan view.	CC	Flag note shall be added.
M31	Mc4.01	1	Don't find flag note 4 on the floor plan view.	CC	Flag note shall be added.
M32	Mc4.01	1	Don't find flag note 5 on the floor plan view.	CC	Flag note shall be added.
M33	Mc4.01	1	Don't find flag note 6 on the floor plan view.	CC	Flag note shall be added.
M34	Mc4.02	1	Don't find flag note 3 on the floor plan view.	CC	Flag note shall be added.
M35	Mc4.02	1	Don't find flag note 4 on the floor plan view.	CC	Flag note shall be added.
M36	Mc7.01	1	Show a weather cap on top of gas vents from radiant heaters to keep rain out when off.	CC	Weather caps shall be shown on drawings.
M37	Specifications	3	Perform final edits in all mechanical sections.	CC	Specifications will be revised for final bid package.
M38	Cx Specs	1, 2	Cx spec section is not included in Div 01 specs (019113) or Div 23 specs. Mechanical sections refer to section 230800, but no such section exists. Clarify and provide.	CC	Section provided by Cx Authority. Will be included in final bid documents.
M39	221123, 2.3	3	Triple-duty valves are probably not needed for this project. Recommend deleting this article.	CC	Triple duty valve section will be removed from specs.
M40	221300, Part 3	4	Consider requiring that waste piping from service bays to oil/water separator be done in cast iron only for longevity, no plastic.	CC	Cast Iron only will be considered for oil/water separator.

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M41	230510, 3.19	4	Confirm Owner's desire to have all the exposed ductwork painted blue, purple and green as listed in table. Article 3.13 does not mention painting of ductwork.	CC	That is not the intent. Spec will be modified to clarify extend of painting. Exposed ductwork will be covered under architectural scope.
M42	230593, 1.1, C.4.	3	We suggest including Maiani Construction Services in the list of approved TAB agents. They are well known and respected east of the mountains.	CC	Will discuss with Owner and Commissioning Authority for inclusion as an approved TAB contractor.
M43	230900, 2.1, A.	1	The existing Automated Logic controls system was installed and maintained by Standard Plumbing and Heating Controls, 509-922-1717. Suggest adding reference to them for use by mechanical subcontractors getting pricing.	CC	Will add contact information to spec to expedite obtaining pricing.

Wenatchee Valley School District #246
Wenatchee Valley Technical Skills Center

Constructability Review Comments

Project Name:	**WENATCHEE VALLEY TECHNICAL SKILLS CENTER MODERNIZATION**				
Project Number:	PWA-01377.01 SEGMENT 3.0	**Class**		**Response**	
Discipline:	Electrical/Systems/Lighting	Class 1:	Missing information	C:	Complying
Firm Name:	Coffman Engineers	Class 2:	Coordination	CC:	Complying w/ attached comments
Reviewer:	Kurt Niven	Class 3:	General Comment	NC:	Not Complying w/ attached comments
Date:	9-Aug-13	Class 4:	Value Engineering	I	Information

NOTE: Review comments are intended to be constructive and in support of the Owner's interest

Item	Sheet/Specification	Class	Comment	Response	
1	E0.06	1	Emergency shutoff for equipment detail has specification section "26xxxx" shown. Update to the correct specificiation section.	CC	Detail has been moved to another sheet, revised, and updated to reflect correct specification section.
2	Eb3.01	1	Equipment connections have question marks for circuit numbers. Update to show which circuits they belong to.	CC	All equipment has been circuited. No question marks remain.
3	Eb3.03	1,2	Power plan does not appear to be complete. Floor plan does not match the architectural set. Ensure up to date architectural plans are used for	CC	Plan is now complete. Floor plans have been updated, and all space tags have been updated.
4	Eb3.04	1,2	Same comments as sheet Eb3.03.	CC	Plan is now complete. Floor plans have been updated, and all space tags have been updated.
5	Eb4.01	3	Remove water cooler receptacle.	CC	No receptacle is shown on Sheet Eb4.01.
6	Eb4.03	3	Remove equipment designations for equipment not shown on the plans.	CC	All equipment shown on plan is being used and powered. No unused tags have been shown.
7	All Plan Sheets	3	Show matchline on sheets where the floor plans are split between pages.	CC	Matchlines have been added to all applicable sheets.
8	All Plan Sheets	3	Provide north arrow as shown on the legend.	CC	North arrows have been added to all applicable sheets.
9	All Plan Sheets	3	Provide accurate building key as shown on architecural set.	CC	Building keys have been added to all applicable sheets.
10	Eb4.06	3	Remove walls that do not exist on the roof plan.	CC	Unused walls have been removed from the plans.
11	Eb9.01	1	Provide copper conductors throughout one-line diagram.	CC	General note references to aluminum conductors have been removed.

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12	Eb9.02	1	Same comments as sheet Eb9.01.	CC	General note references to aluminum conductors have been removed.
13	Eb9.02	2	Should revision cloud be shown on this set of drawings? Delete if not.	CC	Revision cloud has been deleted.
14	283111	1	Move specification 2.2.D.1 to 2.2.D.2 and revise to say "Install no more than	CC	Suggested modification has been incorporated.
15	283111	1	Add specification 2.2.D.1 "Signaling Line Circuits shall utilize fault isolation	CC	Suggested modification has been incorporated.
16	283111	1	Revise 2.7.B to say "...Stopper Two or approved equal..."	CC	Suggested modification has been incorporated.
17	283111	4	Revise 2.7.C.2.a to say "...range of 300 to 4000 feet per minute."	CC	Suggested modification has been incorporated.
18	283111	4	Revise 2.6.D to say "Black and white UL listed printer..."	CC	Suggested modification has been incorporated.
19	Ec3.03	1	Question marks show up for circuit breaker info. Update as required.	CC	Circuiting has been completed.
20	Ec5.01	3	Relocate room identities so that they do not conflict with other information	CC	Room tags have been revised.
21	Ec9.01	1	Update circuits and flagnotes to provide accurate information as required.	CC	Circuiting and flag notes have been completed.
22	Ec10.01	4	Update schedules to be accurate prior to release for bid.	CC	Schedules have been completed.
23	All Building B Demo Sheets	3	Relocate building B demo sheets from Volume 2 in front of building B construction sheets in Volume 1 to avoid confusion.	NC	Revit forces sheets to be organized in this manner.
24	EDb3.03	1	Verify what is to be done with equipment connections and J box shown on	CC	Junction box is no longer shown on the plan.
25	Edb3.04	1	Flag note is not being used. Verify that it should not be used, or insert on plans as necessary.	CC	Flag note has been completed.
26	E0.02	3	Rename Eb0.02. Create a separate Ec0.02 to be included with building C electrical drawings.	NC	Shet has been renamed E0.02 and now applies to both buildings.
27	E0.01	3	Rename Eb0.01. Remove building C drawings from the sheet index. Create	CC	Sheets renamed. Redundant sheet deleted.
28	E0.04	1	Luminaire Schedule: Missing some types. Schedule is incomplete	CC	Fixture schedule has been completed.
29	Eb2.01	1	Emergency lighting is areas like B1430 (occupancy > 50)	CC	Emergency egress lighting is shown as Type X4 and X5 fixtures.
30	Eb2.01	3	The low-voltage switch groups shown do not appear to support LV photocell automatic daylight harvesting in daylight zones. Similar throughout.	I	Daylighting zones are different from switching zones.
31	Eb2.02	3	The low-voltage switch groups shown do not appear to support LV photocell automatic daylight harvesting in daylight zones. Similar throughout.	I	Daylighting zones are different from switching zones.
32	Ec2.01	1	Sheet Ac4.01 shows emergency luminaires which are not shown on this sheet.	I	Emergency luminaires have been replaced with wall-mounted egress lighting, per the Owner's request.
33	Ec2.01	3	The low-voltage switch groups shown do not appear to support LV photocell automatic daylight harvesting in daylight zones. Similar throughout.	I	Daylighting zones are different from switching zones.
34	Ec2.01	1	IECC 2012 requires "Sequence of Operation" Daylight Harvesting Controls	CC	Sequence of operation has been included on corresponding sheet Eb5.01.

Wenatchee Valley School District #246
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35	Ec2.01	3	Consider ceiling or wall mounted motion sensor in room C1130 (and similar) due to size and line of sight.	NC	Owner has not requested use of occupancy sensors in restrooms.
36	Ec2.01	1	Sheet Ac4.01 shows emergency luminaires which are not shown on this sheet.	I	Emergency luminaires have been replaced with wall-mounted egress lighting, per the Owner's request.
37	Ec2.01	1	Consider emergency lighting in this room, C1140.	NC	Emergency lighting is not required.
38	Ec2.02	1	Consider showing or identifying daylighting zone for skylights.	CC	Daylighting zones are identified on Sheet Ec5.01.
39	Ec2.02	3	The low-voltage switch groups shown do not appear to support LV photocell automatic daylight harvesting in daylight zones. Similar throughout.	CC	Daylighting zones are different from switching zones.
40	Ec2.02	1	IECC 2012 requires "Sequence of Operation" Daylight Harvesting Controls	CC	Sequence of operation has been included on corresponding sheet Ec5.01.
41	Ec2.02	1	How are W9 luminaires controlled? Are they emergency luminaires?	I	Emergency luminaire.
42	Ec5.01	3	Verify and provide IECC 2012 required information including: Lighting Control notes "Sequence of Operation" Cx Notes Lighting Level Setpoints typical thoughout project	CC	These items have been included on the ligthing control sheets, the 5-series drawings.
43	Ec9.01	1	Short Circuit Analysis Needed	CC	Short circuit analysis is complete. Values are shown on one-line diagrams.
44	Ec9.01	1	1200A service disconnect needs GFCI-protection per NEC	CC	Feeder and disconnect sizes were reduced to 1000A and no longer require GFI protection.

MOTION MADE: Gary Callison made the motion to approve the constructability Review Report.
SECONDED: By **Walter Newman**
PASSED UNANIMOUSLY

Resolution #08-13 Resolution of intent to construct project

Mr. Visscher informed the board that the Resolution # 08-13 ensures OSPI that the school district is using the 9.5 million dollars for improvements. This document would allow Mr. Visscher to sign lower level documents. These documents would only be those not required Superintendents signature.

Ms. Laura Jaecks noted that it is unusual for people to be named in a document rather than their positions. Mr. John Hultman responded stating that OSPI wants to see individuals – for the duration of the project.

RESOLUTION OF INTENT TO CONSTRUCT PROJECT

WENATCHEE SCHOOL DISTRICT # 246
WENATCHEE, WA 98801
Resolution # 08-13

Wenatchee Valley Technical Skills Center Replacement and Modernization

WHEREAS, the Board of Directors of Wenatchee School District No. 246 has determined a need to modernize the Wenatchee Valley Technical Skills Center "Building B" and add a new "Building C" to house the automotive technology program; and

WHEREAS, the school district has been awarded a capital construction grant in the amount of $9,500,000, plus escalation for the 2013-15 Biennium or any future biennial period, by OSPI;

NOW, THEREFORE BE IT RESOLVED that the Board of Directors (Board) of Wenatchee School District 246 does hereby certify that the addition and modernization to Wenatchee Valley Technical Skills Center will be completed for the purposes which the state funds are being provided, as specified in the grant and in accordance with the provision of WAC 180-29-130; and

Furthermore, BE IT RESOLVED that the Board authorizes Brian Flones, Les Vandervort, Chet Harum, or Bryan Visscher to sign documents relating to the capital construction grant.

APPROVED by the Board of Directors of Wenatchee School District, Chelan County, Washington, in a meeting thereof held on February 26, 2013.

MOTION MADE: Gary Callison made the motion to approve the Resolution #08-13 as presented.
SECONDED: By **Laura Jaecks**
PASSED UNANIMOUSLY

Resolution #09-13: Resolution certifying 5-year continued use and 30-year extension of the life of building.

Mr. Visscher informed the school board that Resolution #09-13 is to assure OSPI that the 9.5 million dollars being used will extend the life of the building for a minimum of 30 more years and the building will be in continued used for the next 5 years.

RESOLUTION CERTIFYING 5-YEAR CONTINUED USE AND 30-YEAR EXTENSION OF THE LIFE OF THE BUILDING

WENATCHEE SCHOOL DISTRICT # 246
WENATCHEE, WA 98801
Resolution # 09-13

WHEREAS, the Board of Directors of Wenatchee School District No. 246 desires and intends to modernize and add to Wenatchee Valley Technical Skills Center; and

WHEREAS, it has been determined that the addition and modernization to Wenatchee Valley Technical Skills Center will be used for five years after completion of the project; and

WHEREAS, it has been determined that the useful life of Wenatchee Valley Technical Skills Center will be extended at least thirty (30) years;

NOW, THEREFORE BE IT RESOLVED that the Board of Directors of Wenatchee School District 246 does hereby certify that, in accordance with the provisions of WAC 392-347-030 and WAC 392-347-015, the Wenatchee Valley Technical Skills Center will be used for instructional purposes for at least five (5) years and that the useful life of Wenatchee Valley Technical Skills Center will be extended by at least thirty (30) years.

APPROVED by the Board of Directors of Wenatchee School District, Chelan County, Washington, in a meeting thereof held on November 12, 2013.

MOTION MADE: Walter Newman made the motion to approve Resolution #09-13 as presented.
SECONDED: By **Laura Jaecks**
PASSED UNANIMOUSLY

Agreement with Leone & Keeble, Inc. – WVTSC Renovation Major Works, Phase I

Mr. Visscher introduced David Loomis. Greg Leone could not attend the meeting due to an emergency. A copy of the contract was included in the board packet along with a resume. Mr. Visscher has not had experience working with Leone & Keebler but has positive reviews.

RELEVANT PROJECT EXPERIENCE
COMPLETED IN THE PAST FIVE (5) YEARS

Project Name, Location	*Contract Amount (in millions)*	*Year Completed*	*Renovation*	*Phased Construction*	*Owner Occupied Site or Building*	*K-12 Education*	*Contract Amount Over $5 million*
Capitol Theatre Production Center Addition Yakima, WA	$5,390,426	2010	X	X	X		X
Cheney Elementary School Cheney, WA	$13,403,849	2013				X	X
Chewelah Peak Learning Center Dorm Building B Flowery Pass, WA	$1,248,534	2008			X	X	
Coeur d'Alene Casino Resort Expansion* Worley, ID	$76,624,834	2011	X	X	X		X
Davenport Schools, Davenport, WA	$11,110,760	2012	X	X	X	X	X
Eastern Washington University Residence Hall Cheney, WA	$15,877,449	2013					X
Ednetics, Inc. Corporate Headquarters Post Falls, ID	$5,823,276	2011					X
Inland Power & Light Admin/Operations Complex Spokane, WA	$9,756,975	2009	X	X	X		X
Lutacaga Elementary School, Othello, WA*	$8,430,786	2010	X	X	X	X	X
Main Market Co-Op, Spokane, WA	$2,791,111	2009	X				
McFarland Middle School, Othello, WA*	$20,708,600	2010	X	X	X	X	X
Mid Valley Hospital ER Expansion and Remodel Omak, WA	$1,028,833	2011	X	X	X		
Nine Mile Falls Schools, Nine Mile Falls, WA*	$14,267,792	2009	X	X	X	X	X
North Valley Hospital Addition, Tonasket, WA*	$6,258,000	2010	X	X	X		X
Numerica Credit Union, Spokane Valley, WA	$7,562,246	2008	X				X
Pomeroy School, Pomeroy, WA	$7,485,324	2012	X	X	X	X	X
Providence St. Mary Medical Center, Walla Walla, WA							
ICU Renovation	$4,779,150	2012	X	X	X		
Surgery Depart. Remodel	$1,134,775	2009	X	X	X		
Cooper, Audubon & Holmes Elementary Schools HVAC Modifications & Roof Replacement, Spokane, WA	$6,785297	2010	X			X	X
Union Gospel Mission Coeur d'Alene Campus Coeur d'Alene, ID	$6,079,689	2012					X
Upper Columbia Conference Headquarters Spokane, WA	$7,219,266	2011	X		X		X

**Joint Venture Project*

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RELEVANT PROJECT EXPERIENCE
COMPLETED IN THE PAST FIVE (5) YEARS

Project Name, Location	*Contract Amount (in millions)*	*Year Completed*	*Renovation*	*Phased Construction*	*Owner Occupied Site or Building*	*K-12 Education*	*Contract Amount Over $5 million*
Walla Walla Community Services Building Walla Walla, WA	$1,112,393	2012	X	X	X		
Walnut Corners Housing, Spokane, WA	$5,612,670	2009					X
Warden High School, Warden WA Cafeteria Addition & Remodel	$1,846,358	2011	X	X	X	X	
Warden High School, Warden, WA Gymnasium Modernization & Addition	$2,723,521	2011	X	X	X	X	
Wellpinit 6-12 School, Wellpinit, WA*	$6,411,753	2012	X	X	X	X	X
West Ridge Elementary School, Post Falls, ID	$6,966,412	2008					
West Valley High School, Yakima, WA*	$45,583,776	2009				X	X
Westview Elementary School, Spokane, WA	$10,763,757	2012				X	X
White Pass Elementary School, Randle, WA Renovation and Addition*	$4,543,982	2011	X			X	
White Pass Jr/Sr High School, Randle, WA Renovation and Additions*	$13,973,822	2011	X	X	X	X	X
Whitman College, Walla Walla, WA Center for Visual Arts	$10,391,580	2008					X
Whitman College, Walla Walla, WA Maxey Hall Addition & Remodel	$3,416,692	2010	X	X	X		
Whitman College, Walla Walla, WA Memorial Hall & Boyer Hall Renovations/Upgrades	$1,225,339	2013	X	X	X		X
Yakima Urology Clinic & Outpatient Surgery Yakima, WA	$6,445,488	2009					X

**Joint Venture Project*

LEONE & KEEBLE INC.
GENERAL CONTRACTORS

Qualification of Bidders

1) **Similar Projects – Past 5 Years**
   a) See attached list

2) **Bidder's Staff**
   a) Principal in Charge – Craig Leone
   b) Project Manager – David Loomis
   c) Superintendent – Tim Sutherland

3) **Bidder's Plan & Equipment Available**
   a) N/A

4) **Current Project Under Obligation**
   a) EWU – Patterson Hall BP #3
   b) EWU – Patterson Hall Phase II
   c) St. Mary – ICU South & East
   d) Cheney Elementary School
   e) EWU – New Residence Hall
   f) Northwest Eyelid Clinic
   g) Providence St. Rehabilitation
   h) CIHA – Community Center
   i) College Place Elementary School
   j) College Place High School
   k) Deaconess DOH Corrections
   l) Ednetics – 2nd Floor Offices
   m) Ednetics – Issaquah
   n) INB – Drive Through
   o) Kroc Center – Fitness Center
   p) Numerica – Richland Branch
   q) Sea Tech Skills Center
   r) SRM – Spokane Clinic

Mr. Visscher presented the AIA Document A101 – 2007 that had previously been reviewed by counsel.

AIA® **Document A101™ – 2007**

Standard Form of Agreement Between Owner and Contractor *where the basis of payment is a Stipulated Sum*

AGREEMENT made as of the NOVEMBER day of in the year TWO THOUSAND THIRTEEN (2013)
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Wenatchee School District #246
235 Sunset Avenue
Wenatchee, WA 98801

and the Contractor:
(Name, legal status, address and other information)

Leone & Keeble, Inc.
P.O. Box 2747
Spokane, WA 99220-2747

for the following Project:
(Name, location and detailed description)

Wenatchee Valley Tech Renovation, Major Works, Phase 1
327 East Penny Road
Wenatchee, WA 98801

Bid Set dated September 3, 2013

The Architect:
(Name, legal status, address and other information)

TCF Architecture PLLC
902 N 2nd Street
Tacoma, WA 98403
Phone: 253-572-3993
Fax: 253-572-1445

The Owner and Contractor agree as follows.

TABLE OF ARTICLES

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

N/A

If, prior to the commencement of the Work, the Owner requires time to file mortgages and other security interests, the Owner's time requirement shall be as follows:

N/A

§ 3.2 The Contract Time shall be measured from the date of commencement.

§ 3.3 The Contractor shall ~~achieve Substantial Completion of the entire Work not later than ( ) days from the date of commencement, or~~ complete the Work as defined in the Contract Documents as follows:

(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

Occupancy Date Phase 1: August 13, 2014 Phase 2: December 8, 2014

Substantial Completion Date Phase 1: August 7, 2014 Phase 2: December 8, 2014
Final Completion Date Phases 1 and 2: February 6, 2015

Portion of Work	Substantial Completion Date
N/A	

, subject to adjustments of this Contract Time as provided in the Contract Documents.

(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

Liquidated Damages:

The Owner will assess, and the Contractor will be responsible for, liquidated damages in the following amounts for each calendar day beyond the date specified above:

Occupancy: $750 for each date beyond the Occupancy Date that Occupancy is not achieved. Liquidated Damages for Occupancy do not include, and the Contractor will be separately and additionally responsible for, any additional costs incurred by the Owner because the Work is not fully accessible and useable by the FF&E vendor(s), including but not limited to additional moving, lifting and storage costs.

Substantial Completion: $1,500 for each date beyond the Substantial Completion Date that Substantial Completion is not achieved.

Final Completion: $500 for each date beyond the Final Completion Date that Final Completion is not achieved.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be FIVE MILLION, NINE HUNDRED EIGHTY-ONE THOUSAND DOLLARS, exactly ($ $5,981,000.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

Accepted Alternates:
AA-1 $405,000
AA-3 $ 70,200
AA-4 $ 70,800
QA-1 $106,000
QA-2 $ 69,000

Alternates not accepted, available to be reinstated up to 60 days after signing the contract:
AA-2 $ 98,000
EA-1 $ 31,000

§ 4.3 Unit prices, if ~~any~~any are as follows: these descriptions are summary in nature, and the scope of this work is described in the Contract Documents:

(Identify and state the unit price; state quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price Per Unit ($0.00)
None		

§ 4.4 Allowances included in the Contract Sum, if any:

(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price
None	

ARTICLE 5 PAYMENTS

§ 5.1 PROGRESS PAYMENTS

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 ~~Provided that an Application for Payment is received by the Architect not later than the __ day of a month, the Owner shall make payment of the certified amount to the Contractor not later than the __ day of the __ month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall~~ be made by the Owner not later than Thirty (30) days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent approved schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

.1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of Five Percent percent (5 %). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201™–2007, General Conditions of the Contract for Construction;

.2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored and insured off the site at a location agreed upon in writing), less retainage of Five percent (5 %);

.3 Subtract the aggregate of previous payments made by the Owner; and

.4 Subtract amounts, if any, for which the Architect or Owner has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A201–2007.

§ 5.1.7 The progress payment amount determined in accordance with Section 5.1.6 shall be further modified under the following circumstances:

.1 Add, upon completion of Commissioning and Substantial Completion of the Work, a sum sufficient to increase the total payments to ~~the full amount of the Contract Sum,~~ ninety-six percent (96%) amount of the Contract Sum (see Section 9.2.3 of the A201 General Conditions), less such amounts as the Architect shall determine for incomplete Work, ~~retainage applicable to such work and unsettled claims; statutory~~ retainage applicable to such work, unsettled claims and other amounts specified in the Contract Documents; and
(Section 9.8.5 of AIA Document A201–2007 requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)

.2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of AIA Document A201–2007.

§ 5.1.8 Reduction or limitation of retainage, if any, shall be as follows:

(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.1.6.1 and 5.1.6.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

Per statute and Contract Documents.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 FINAL PAYMENT

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2.2 of AIA Document A201–2007, and to satisfy other requirements, if any, which extend beyond final payment; and

.2 a final Certificate for Payment has been issued by the ~~Architect.~~Architect; and

.3 Final Acceptance has occurred.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after ~~the issuance of the Architect's final Certificate for Payment, or as follows:~~completion of all requirements for final payment in the Contract Documents.

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 INITIAL DECISION MAKER

~~The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A201–2007, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.~~
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

N/A

§ 6.2 BINDING DISPUTE RESOLUTION

For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A201–2007, the method of binding dispute resolution shall be as follows:
(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)

[ ] ~~Arbitration pursuant to Section 15.4 of AIA Document A201–2007~~

[X] Litigation in a court of competent jurisdiction

[ ] Other ~~*(Specify)*~~

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2007.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2007.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2007 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

~~%~~ Payments due and unpaid under the Contract Documents shall bear interest as specified by RCW 39.76, not to exceed the Bank of America prime rate place 2%

§ 8.3 The Owner's representative:
(Name, address and other information)

Bryan Visscher
Wenatchee School District #246
Maintenance and Operations Director
1001 Circle Street
Wenatchee, WA 98801

§ 8.4 The Contractor's representative:
(Name, address and other information)

David Loomis
Leone & Keeble, Inc.
P.O. Box 2747
Spokane, WA 99220-2747

§ 8.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.6 Other provisions:

§ 8.6.1 Apprenticeship

.1 Pursuant to RCW 39.04.320, the Contractor shall achieve apprentice participation of at least twelve percent (12%) of the total construction labor hours.

.2 Apprentice hours shall be performed by participants in training programs approved by the Washington State Apprenticeship Council.

.3 "Labor Hours" means the total hours of workers receiving an hourly wage, who are directly employed on the site of the public works project. "Labor Hours" includes hours performed by workers employed by the Contractor and all Subcontractors working the Project. "Labor Hours" does not include hours worked by foremen, superintendents, owners, and workers who are not subject to prevailing wage requirements of RCW 39.12.

.4 During the term of this Contract, the Owner may adjust the apprentice labor hour requirement upon its finding or determination that includes:

(1) A demonstration of lack of availability of apprentices in the geographic area of the Project;
(2) A disproportionately high ratio of material costs to labor hours that does not make feasible the required minimum levels of apprentice participation;
(3) Demonstration by participating contractors of a good faith effort to comply with the requirements of RCW 39.04.300, 39.04.310 and 39.04.320;
(4) Small contractors or subcontractors (e.g., small or emerging businesses) would be forced to displace regularly employed members or their workforce;

(5) The reasonable and necessary requirements of the Contract render apprentice utilization infeasible at the required level (e.g., the number of skilled workers required and/or limitations on the time available to perform the Work preclude utilization of apprentices); or
(6) Other criteria the Owner deems appropriate, which are subject to review by the office of the Governor

.5 The Contractor shall report apprentice participation to the Owner at least quarterly, on forms provided or approved by the Owner. In addition, copies of quarterly certified payroll records may be requested to document the goal. The reports will include:

(1) The name of the Project;
(2) The dollar value of the Project;
(3) The date of the Contractor's Notice to Proceed;
(4) The name of each apprentice and apprentice registration number;
(5) The number of apprentices and labor hours worked by them, categorized by trade or craft;
(6) The number of journey level workers and labor hours worked by them, categorized by trade or craft; and
(7) The number, type and rationale for the exceptions granted.

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A101–2007, Standard Form of Agreement Between Owner and Contractor.

§ 9.1.2 The General Conditions are the revised AIA Document A201–2007, General Conditions of the Contract for Construction.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Project Manual - Volume 1	Bid Set WVT Renovation, Major Works Phase1	9/3/13	460

§ 9.1.4 The Specifications:
(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

Section	Title	Date	Pages
Project Manual - Volumes 2 & 3	Bid Set WVT Renovation, Major Works Phase1	9/3/13	Vol. 1 – 684 Vol. 2 - 712

§ 9.1.5 The Drawings:
(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

Number	Title	Date
G1.01 V1	Sheet Index	9/3/13

§ 9.1.6 The Addenda, if any:

Number	Date	Pages
1	9/9/13	2
2	9/24/13	130
3	9/26/13	2
4	10/11/13	132

5	10/15/13	9
6	10/21/13	22

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

§ 9.1.7 Additional documents, if any, forming part of the Contract Documents:

.1 AIA Document E201™ –2007, Digital Data Protocol Exhibit, if completed by the parties, or the following:

.2 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2007 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor's bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

Department of Labor and Industries current Prevailing Wage Rates

ARTICLE 10 INSURANCE AND BONDS

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A201–2007.

(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A201–2007.)

Type of insurance or bond	Limit of liability or bond amount ($0.00)
.1 Statutory Payment and Performance Bond	An amount equal to the full Contract Sum
.2a Bodily injury liability including sickness, disease or death	$1,000,000 per occurrence
.2b Bodily injury liability for all occurrences (other than automobiles)	$1,000,000
.3 Property damage liability (other than automobiles)because of damage to or destruction of property of others including loss of use thereof caused by one occurrence	$1,000,000 and $1,000,000 property damage liability for all occurrences
.4 As an alternative to clauses .2 and .3 above:	$1,000,000 Combined Single Limit protection for both bodily injury and property damage liability per occurrence and $2,000,000 general aggregate Stop Loss
.5 Bodily injury liability including sickness, disease or death and property damage liability because of damage to or destruction of property of others including loss of use thereof arising out of the operation of automobiles.	$1,000,000 per accident
.6 Claims for damages insured by personal injury liability coverage (including and defined in the Commercial General Liability insurance policy) which are sustained (1) by a person as a result of an offense directly or indirectly related to employment of such person by the Contractor or (2) by another person	$1,000,000
.7 Claims involving damages to a person as a result of an offense directly or indirectly related to employment of such person by the Contractor or another employee	$1,000,000
.8 Claims on an occurrence basis involving blanket contractual liability insurance (including and defined in the Commercial General Liability Insurance Policy) applicable to the Contractor's obligations under Paragraph 3.18	$1,000,000
.9 A true umbrella policy that provides excess limits over the primary layer, on both Commercial General Liability and Commercial Automobile Liability policies.	$5,000,000 per accident
.10 Bodily injury and property damage on all operations and all vehicles owned or operated by Subcontractors of all tiers	$1,000,000 per occurrence with a $2,000,000 aggregate limit

This Agreement is entered into as of the day and year first written ~~above~~above and is executed in at least three original copies, of which one is to be delivered to the Contractor, one to the Architect for use in administering the Contract, and the remainder to the Owner.

OWNER *(Signature)*	**CONTRACTOR** *(Signature)*
Brian Flones Superintendent	
(Printed name and title)	*(Printed name and title)*
Date:	*Date:*

Jesus Hernandez asked about the time frame of completion.
The project has a completion date of July/August 2015.

The Leone & Kibble bid allowed taking all but two or the alternates, most importantly the building out the southwest corner of building B.

Wenatchee School District No. 246 - WVT Renovation, Major Works Phase 1

October 24, 2013

Contractor Name	Leone & Keeble, Inc	Blewis Construction	Halme Builders	Petra	TW Clark Construction	CNI
Base Bid Proposal (Part A) Signed	X	X	X	X	X	X
Alternate Bid Proposal (Part B)	X	X	X	X	X	X
Receipt of Addenda 1 through 6	X	X	X	X	X	X
Bid Bond	X	X	X	X	X	X
PART A - BID PROPOSAL						
Base Bid Proposal						
1.01 Total Base Bid (includes trench excavation costs)	$5,260,000.00	$5,708,000.00	$5,885,000.00	$5,525,000.00	$5,438,000.00	$5,650,000.00
1.02 Trench Excavation System Costs	$1,000.00	$1,500.00	$1,500.00	$1,500.00	$200.00	$1,000.00
PART B - BID PROPOSAL						
1.02 Alternate Bids						
Alternate Bid AA-1: Build-out of Bldg B southwest corner	$405,000.00	$431,900.00	$550,000.00	$525,000.00	$456,000.00	$378,000.00
Alternate Bid AA-2: Building B outdoor storage	$98,000.00	$65,900.00	$105,000.00	$90,000.00	$82,000.00	$70,000.00
Alternate Bid AA-3: Skylights at Bldgs B & C	$70,200.00	$89,600.00	$110,000.00	$128,000.00	$100,000.00	$33,000.00
Alternate Bid AA-4: Entry canopies	$70,800.00	$51,900.00	$80,000.00	$63,000.00	$61,000.00	$63,000.00
Alternate Bid QA-1: Excel Workstation at Collision Repair	$106,000.00	$96,000.00	$50,000.00	$109,000.00	$97,000.00	$68,000.00
Alternate Bid QA-2: Central vacuum at Collision Repair	$69,000.00	$85,000.00	$85,000.00	$100,000.00	$87,000.00	$70,000.00
Alternate Bid EA-1:Replace lighting at Construction Trades	$31,000.00	$31,200.00	$35,000.00	$30,000.00	$30,000.00	$33,500.00
Total Base Bid Plus Alternates: AA-1, AA-3, AA-4, QA-1, & QA-2	**$5,981,000.00**	**$6,462,400.00**	**$6,760,000.00**	**$6,450,000.00**	**$6,239,000.00**	**$6,262,000.00**
Total of Alternate Bids Not Taken: AA-2 & EA-1	$129,000.00	$97,100.00	$140,000.00	$120,000.00	$112,000.00	$103,500.00
HVAC	Bruce Heating and Air	Wells and Wade	Bruce Heating and Air	Bruce Heating and Air	Bruce Heating and Air	North Cascade Heating
Plumbing (as described in RCW18.106)	Precise Plumbing	Precise Plumbing	Precise Plumbing	Precise Plumbing	Precise Plumbing	Ascent Mechanical
Electrical (as described in RCW 19.28)	Mountain States Electrical	Artic Lighting and Electric	Mountain States Electrical	Artic Lighting and Electric	Artic Lighting and Electric	Mountain States Electrical
Earthwork	Alliance Excavating	Smith Excavation	MBE Development	Allan Construction	Smith Excavation	Smith Excavation
Storefront / Curtain Wall	Community Glass	Community Glass	Raven Glass	Community Glass	Community Glass	Alliance Glass
Roofing	Icon Corp	Granite Enterprise	Icon Corp	Icon Corp	Icon Corp	Icon Corp
1.08 Alternate Bid Subcontractors List						
10.02 - Alternative Subcontractor List	None	None	None	None	None	None
Bid Proposals Read by:	Gerry Pass					
Recorded by:	John Hultman					

MOTION MADE: Gary Callison made the motion to approve the agreement with Leone & Keeble Inc.
SECONDED: By **Laura Jaecks**
PASSED UNANIMOUSLY

MEETING ADJOURNED: Board President Jesús Hernández adjourned the meeting at 5:50 p.m.

_____ _____Date_____

President Superintendent