***FINAL CM PLAN AND LEAD QUALIFICATIONS***



***APPLE VALLEY SCHOOL DISTRICT NO. 1***

100 Tree Lane

Appleton, WA 99999

**RED APPLE ELEMENTARY REPLACEMENT (N/L) AND MODERNIZATION PROJECT**

In-House Construction Management Plan

|  |  |  |
| --- | --- | --- |
| **Position** | **Name** | **Management Duties** |
| Director, Facilities & Planning | John Appleseed | Coordinates communication during design. Assists in analysis. Liaison with architect, contractor, OSPI, and Bob Winesap. Assists with financial monitoring. Project closeout. |
| Secretary to Director, Facilities & Planning | Candy Apple | Provides administrative support with all aspects of the Director’s position. |

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Staff** | **Anticipated costs per month for In-House Construction Management** | | | | | | | | | | **Est. Totals** |
| May | June | July | Aug | Sep | Oct | Nov | Dec | Jan | Feb |
| Appleseed | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 1,000 | 1,000 | 1,000 | 1,000 | 2,000 | 16,000 |
| Apple | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 5,000 |
| Total Estimated In-House Construction Management | | | | | | | | | | | 21,000 |

|  |  |
| --- | --- |
| **Contracted Construction Management Services** | |
| Bob Winesap Construction Management Services | 79,000 |

**Total of all contracted and in-house construction management $100,000**

(more on next pages)

**BOB WINESAP**

**Construction Management Services**

April 1, 20xx

Gran E. Smith, Superintendent

Apple Valley School District

100 Tree Lane

Appleton, WA 99999

RE: Red Apple Elementary Replacement (N/L) and Modernization project

Construction Project Manager Statement of Qualifications

Dear Superintendent Smith:

Bob Winesap Construction Management Services is pleased to present this Statement of Qualifications to provide construction project management services in support of the Red Apple Elementary Replacement (N/L) and Modernization project. Bob Winesap Construction Management Services has been providing these services to numerous companies and organizations for many years in the Northwest, at both government and commercial facilities. Given the opportunity, we are confident that we will provide quality, affordable construction engineering services to the Apple Valley School District.

After reviewing the provided job description, it is clear that Bob Winesap Construction Management Services has the in-house capabilities and personnel to meet all of your requirements in a timely manner.

* Mr. Bob Winesap, Jr., the individual that would be the principal construction manager on this task, has an MS in Education, a BA in Accounting and years of experience on local school district projects. His recent work has been to manage the Orange Grove School District’s three simultaneous elementary school projects and is currently managing a large Port of Apple Valley reroofing project.
* Our construction management staff works closely with our engineers during design development to provide not only technical input, but also to perform constructability reviews to enhance the final product. These individuals are familiar with all design deliverables, including drawings, specifications and calculations.
* Bob Winesap Construction Management Services provides full-service engineering, with licensed engineers in mechanical, electrical, civil, and structural disciplines and a registered architect, and has performed construction engineering supporting our designs for several hundred projects in recent years.
* We have extensive practical knowledge of commercial codes, standards, and building practices. Our primary client base is the commercial and industrial businesses in and around southeastern Washington.
* Bob Winesap Construction Management Services has cost estimating methods that provide the client with not only the bottom line, but well-developed cost breakdowns that can be used as a basis for fair price comparisons and negotiating changes.
* We have teamed with numerous Architect/Engineering firms in the area, including Golden Delicious & Associates, to provide a well-coordinated product. We are confident that we can work with all of the project team members and stakeholders on this project.

Attached is a list of successful projects relevant to the Apple Valley School District project and a list of our satisfied clients. Please feel free to contact any of these references to find out about our capabilities or performance. Also attached is the resume for Bob Winesap, Jr. that details his specific construction management experience.

Please review this information and call if you have any questions. Let me assure you that Bob Winesap Construction Management Services is fully committed to helping the Apple Valley Scholl District succeed and is eager to begin work.

Sincerely,

Bob Winesap, Sr.

Owner

(more on next pages)

**BOB WINESAP**

**Construction Management Services**



**Bob Winesap, Jr.**

Bob Winesap, Jr. has worked the last 15 years as a public agency facilities construction project manager, operations and maintenance manager and property manager. He has ten years of hands‐on experience managing capital construction projects as an owner’s representative. Bob has managed projects through all phases of a projects life; scope definition, chartering, design, bidding, construction commissioning and occupancy.

Related prior experience as Project/Construction Manager, K-12 Schools

Tangerine Elementary School, Orange Grove School District

2014 New construction $32.5 million

Valencia Elementary School, Orange Grove School District

2014 Modernization, Replacement of gym $24.2 million

Navel Elementary School, Orange Grove School District

2014 Modernization and Addition $15.7 million

Pinecone High School, Conifer School District

2005 New construction $58.0 million

Daffodil Middle School, Spring School District

2002 Modernization $20.1 million

Other relevant prior experience as Project/Construction Manager

Warehouse #4, Port of Apple Valley

2011 New construction $1.2 million

Repurposed office building, Downtown Appleton

2007 Phased modernization $5.9 million

Fast food restaurant, North Appleton

2001 New construction $3.0 million