



WENATCHEE VALLEY TECH SKILLS CENTER



WENATCHEE
SCHOOL DISTRICT



KLOSH GROUP



AGENDA

GUIDING PRINCIPLES

PROJECT MILESTONES

OBSTACLES & RESPONSES

SCOPE REVIEW- BUILDING A

SCOPE REVIEW - BUILDING B

PROJECT SCHEDULE

PROJECT BUDGET



THIS PLACE CHANGES LIVES

Guiding Principles:



Experience recognizes the program's commitment to changing student's lives through experiential learning, allowing program exposure to safely explore and take risks, and celebrating student pride in their ability to show up, work hard, and be kind.



Connection seeks to create a positive campus environment through beneficial student, instructor, and staff relationships. This program aims to encourage collaboration with the community, businesses, and advisory groups, serving as a launching point for career opportunities in the greater region.



Growth recognizes future resilience and prioritizes flexibility and adaptability. It is essential to prepare students for 21st Century industries and professional environments, by training personal skills, practical skills, and showcasing career opportunities.



Stewardship provides value to students and staff, putting their needs first. Ensures materials are durable, maintenance is simple, and management is responsible in areas pertaining to scope, budget, and schedule.

PROJECT MILESTONES

Major Milestones Achieved

- Align scope, budget, and schedule.
- Completed the Validation Phase, confirming program needs, design, constructability, and budget alignment.
- Building B submitted for permit in November and a planned mid-January construction start.
- Achieved a key regulatory milestone: City Council approval of Zoning amendments (12/11/25), eliminating CUP and land-use approvals.
- Issued GMP Amendment #1 (Building B + long-lead items) for Board consideration.
- Building A on track for permit submittal mid December, with GMP Amendment to follow.
- Implemented a multi-phase construction plan aligned with the academic calendar.

Key Drivers for Success

- Strong collaboration and commitment between District, Design and Construction teams.
- Early explorations enabled informed decisions.
- Maintaining academic environments on active campus
- Phased GMPs providing cost control and flexibility.

OBSTACLES & RESPONSES

Phasing Around School Operations

- **Challenge:** Construction must align with school breaks and avoid instructional disruption.
- **Response:** Implemented a multi-phase construction plan tied to last and first day of school milestones.

Concurrent Building A & B Delivery

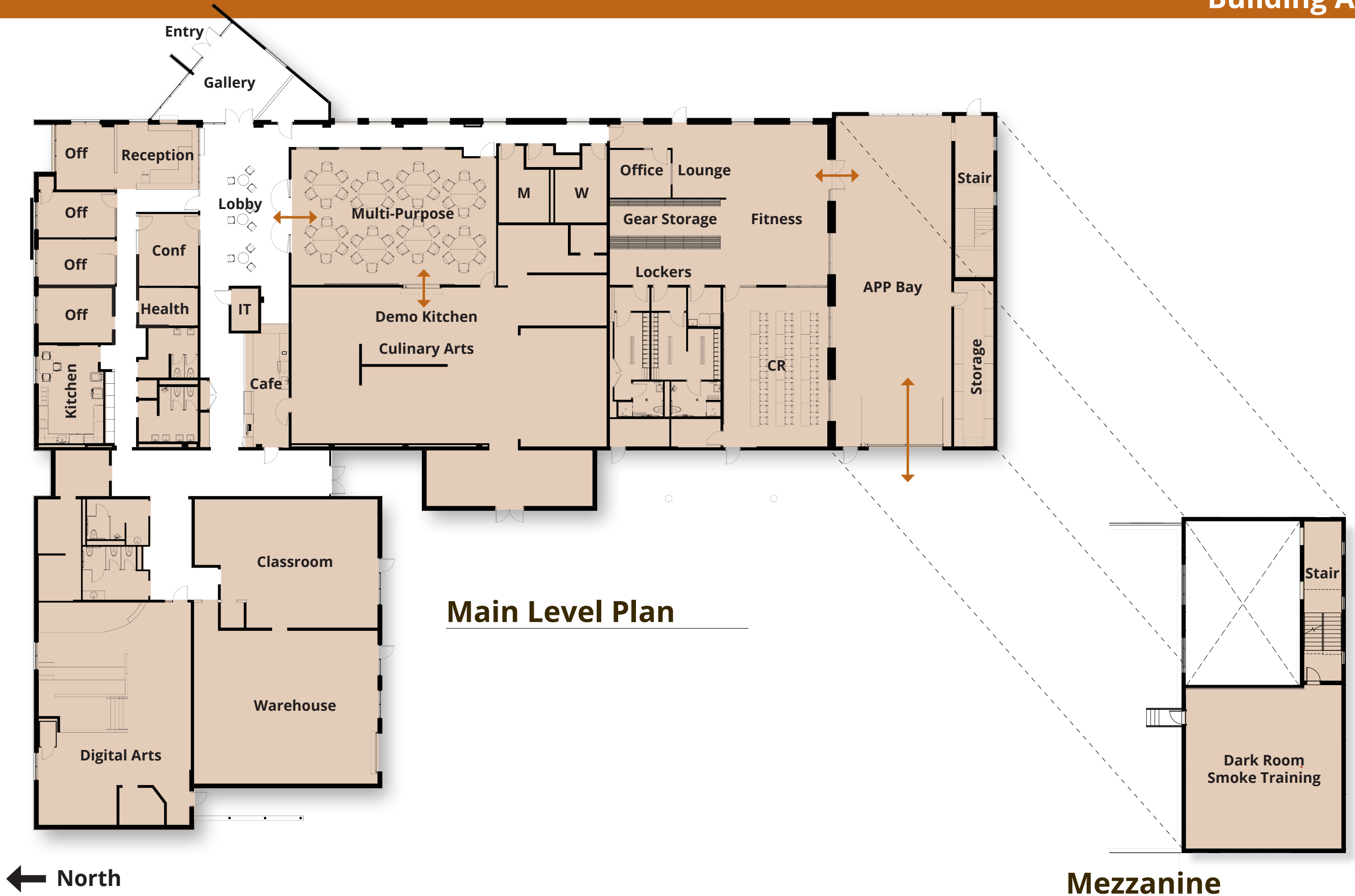
- **Challenge:** Parallel design, permitting, and construction increases coordination complexity.
- **Response:** Sequenced Building B ahead of Building A, enabling early GMP approval, permitting, and long-lead procurement.

Cost Escalation & Market Volatility

- **Challenge:** Construction pricing remains volatile.
- **Response:** Early validation, phased GMPs, long-lead procurement, and contingencies built into the budget.

Regulatory & Permitting Timelines

- **Challenge:** Permit review durations can impact the overall schedule.
- **Response:** Early submittals, proactive AHJ coordination, and schedule contingency.





Reception - Entry Vestibule



Lobby - Large Conference - Cafe



Classroom



Training

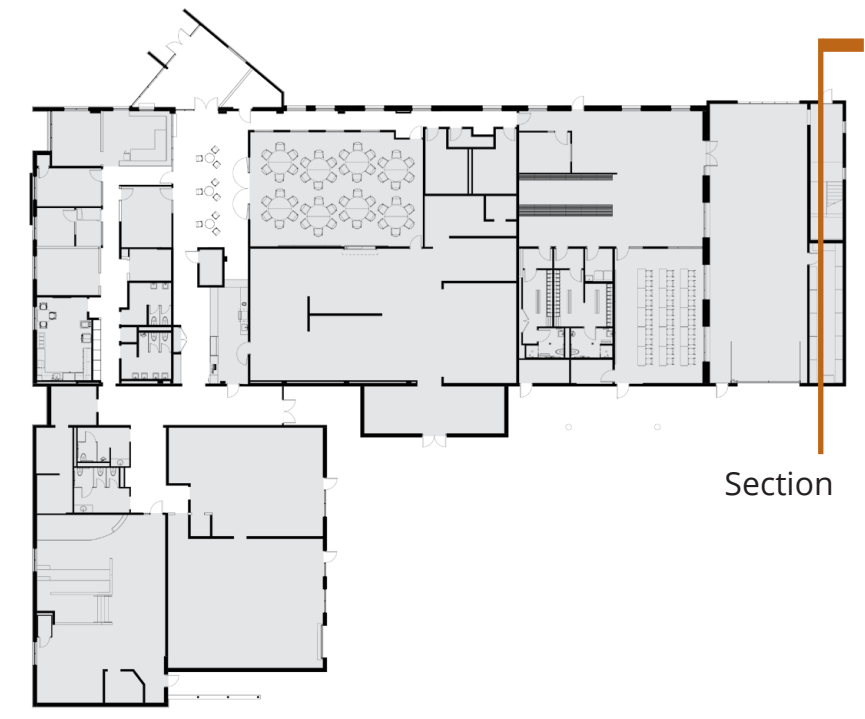


Fitness

Fire Science

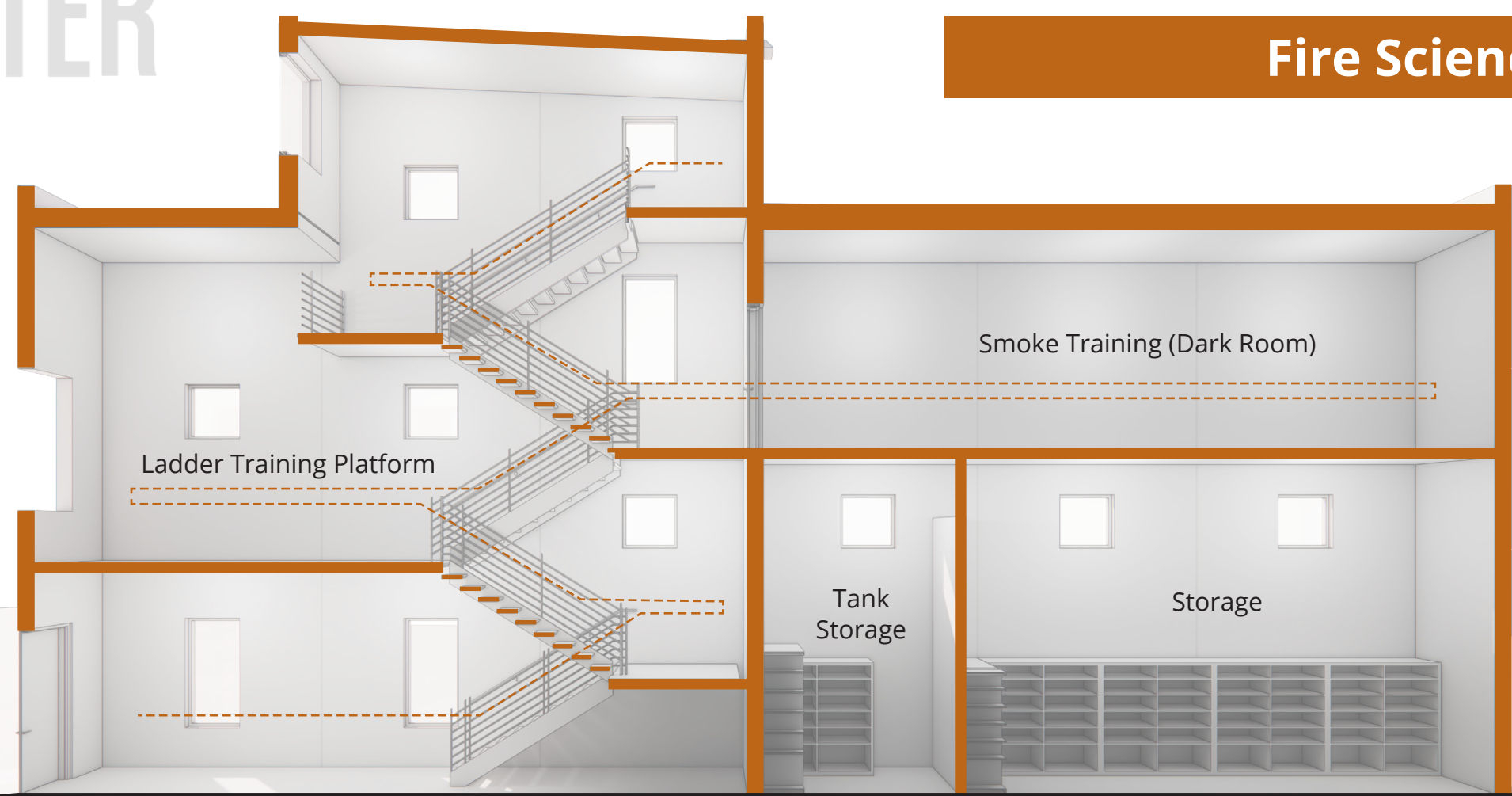


SMOKE EATER



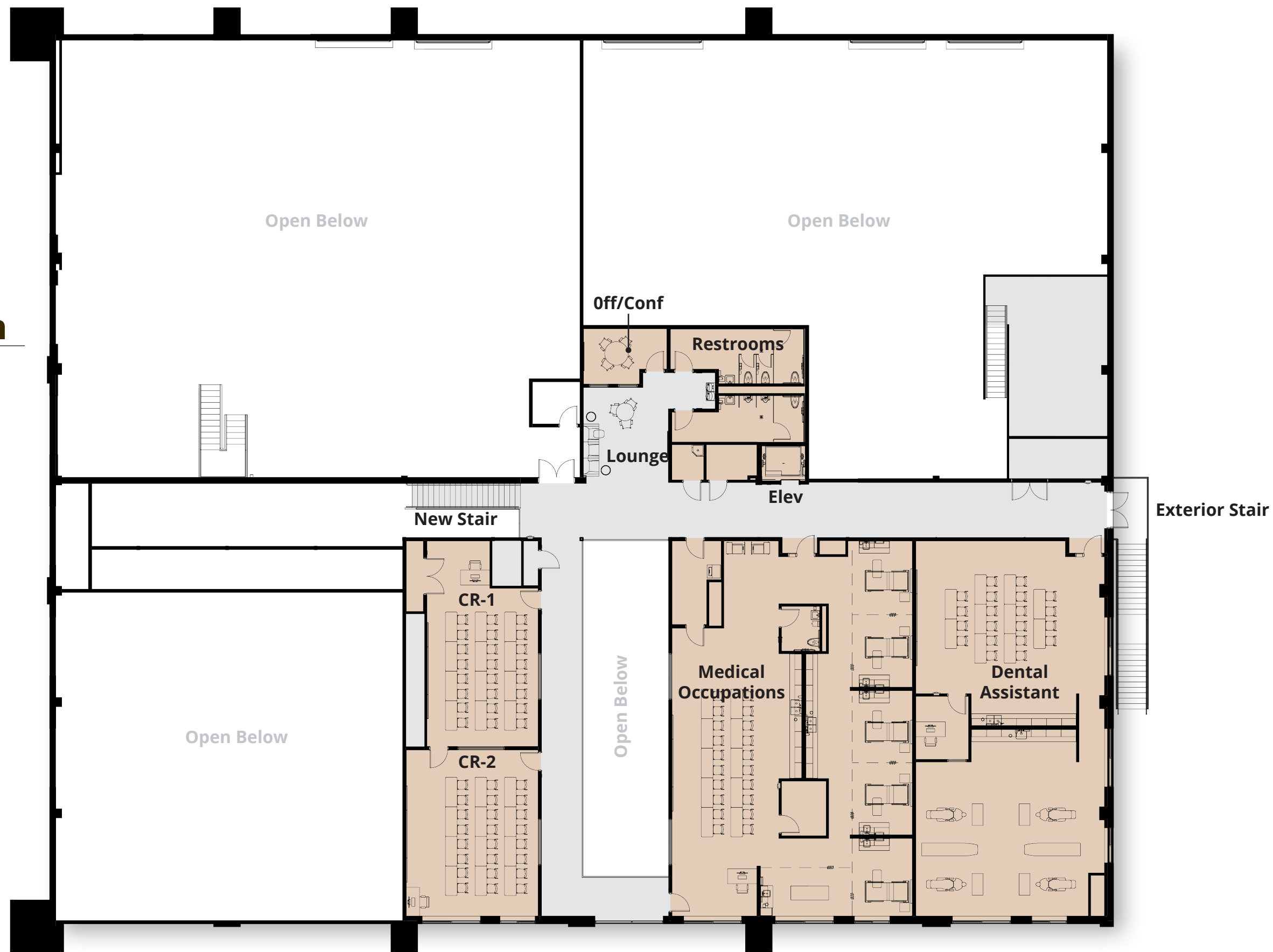
Section

Fire Science Training Stair



Fire Science

Second Level Plan





Entry Lobby - Classrooms - Hallway



Classroom



Medical Occupations

PHASING PLAN

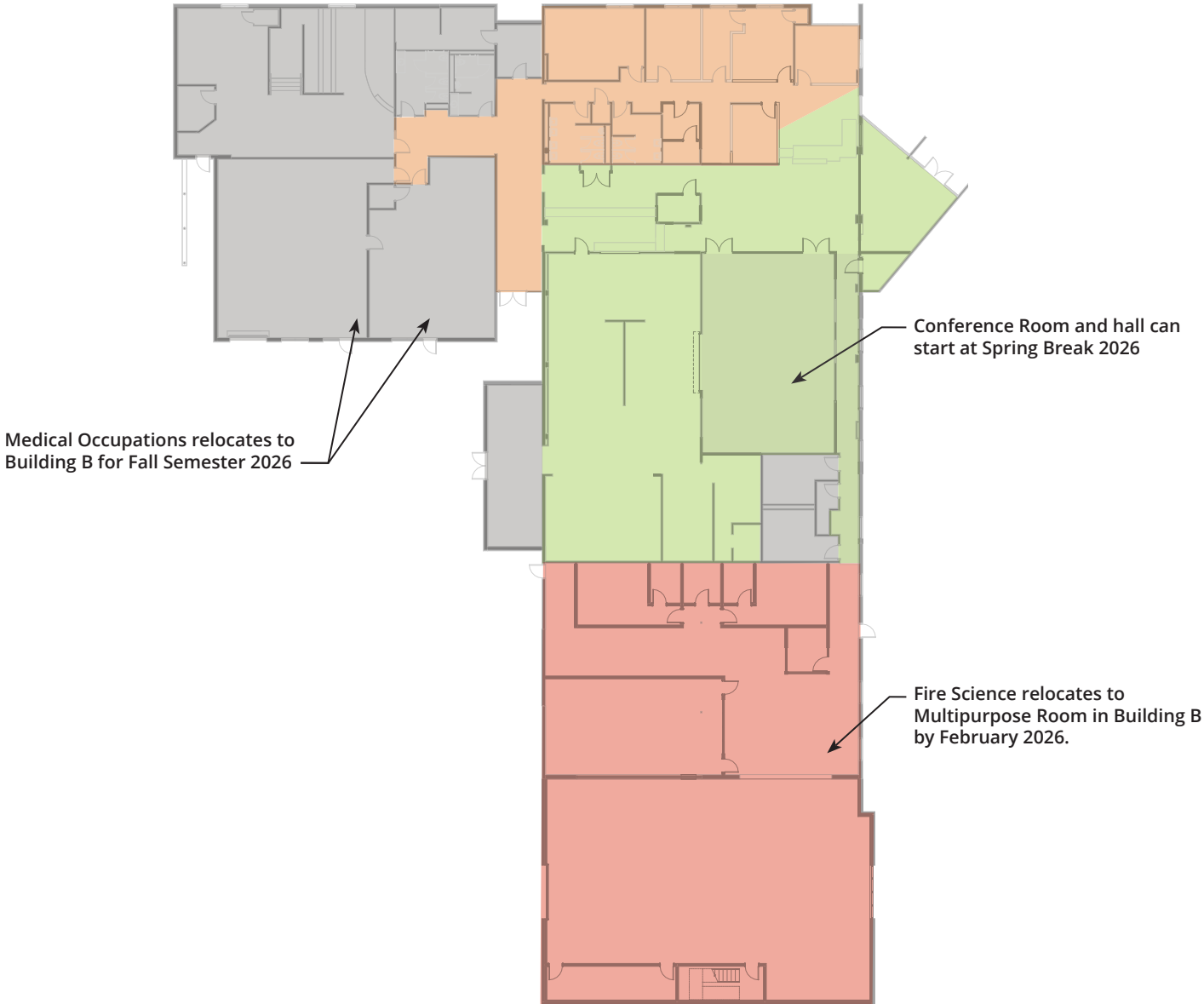
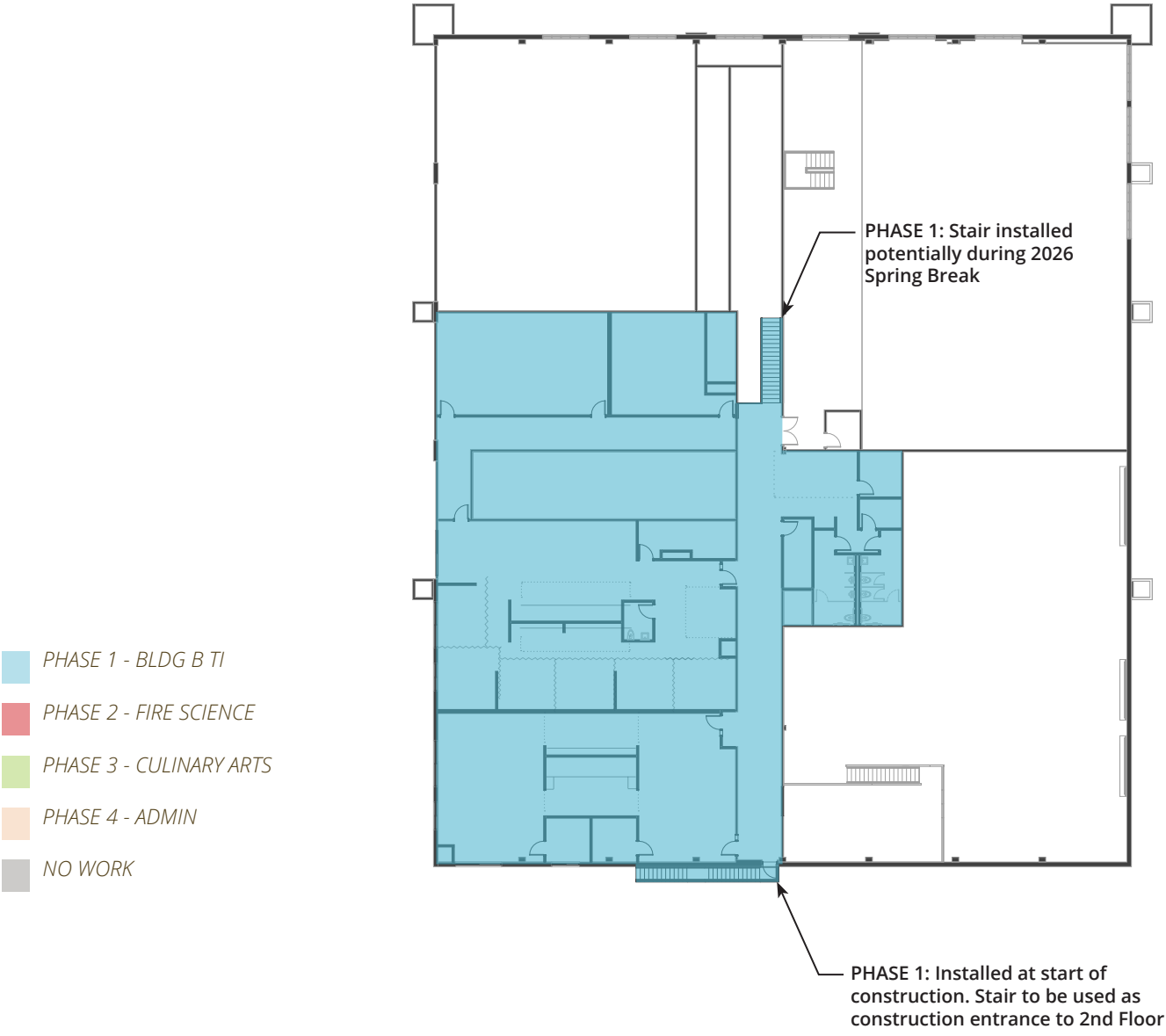
Phasing is essential for balancing construction progress with ongoing operations of an occupied campus. By sequencing work into logical phases, the project team can minimize disruption to students, staff, and programs while maintaining a safe and functional environment. Phasing also allows flexibility in managing budgets, schedules, and resources, ensuring that critical upgrades are delivered in priority order. In addition, it creates opportunities to evaluate completed phases, refine future work, and adapt the project to evolving needs or conditions.

BUILDING B:

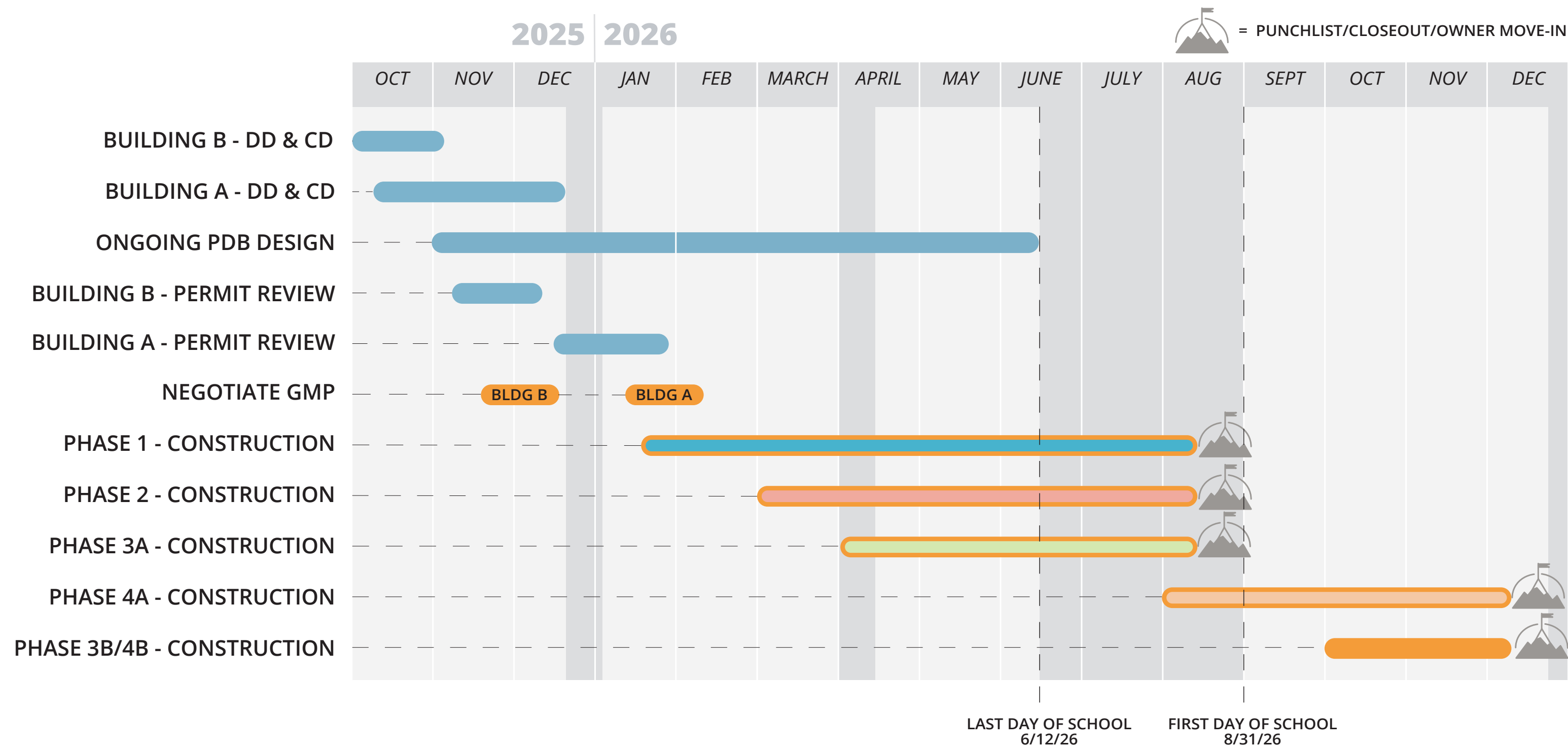
- PHASE 1** – DECEMBER 2025 - AUGUST 2026:
 - Complete Second Floor Tenant Improvement
- TRANSITION** - BY FEBRUARY 2026
 - Move Fire Science to Multipurpose Room at Building B
 - Apparatus could park in field with temp fencing

BUILDING A:

- PHASE 2** – FEBRUARY 2026 - AUGUST 2026:
 - Fire Science Area: Addition, Mezzanine, and Remodel
- PHASE 3A** – APRIL 2026 - AUGUST 2026
 - Conference Room & Hall available spring break 2026.
 - Lobby, Entry, Cafe, Front Desk available in June/July '26.
- TRANSITION** - BEFORE FALL SEMESTER OF 2026/2027
 - TCO @ Fire Science, Culinary Arts, Cafe, Medical Occupations, Dental, and Classrooms
 - Admin to move to Conference Room or Lobby.
- PHASE 4A** – AUGUST 2026 - DECEMBER 2026:
 - Admin: Staff Breakroom, Staff Conference Room, and Office Layout Updates
- PHASE 3B/4B** – OCTOBER 2026 – DECEMBER 2026:
 - Remaining, non-occupancy required, scope, including trim/aesthetic improvements and/or betterments
- CONSTRUCTION COMPLETION** - DECEMBER 2026



Project Schedule



Overview - Project Budget	
Cost of Work (hard costs): <i>Including: Design Services, Construction Services, General Conditions, Contractor Contingency, Contractor Fee and Design Fees</i>	\$ 10,613,692.50
Project Development (soft costs): <i>Including: FF&E, Professional Services Fees, Specialty-Consultant Fees, Owner/PM/CM, Owner Contingencies, Sales Tax and Other</i>	\$ 3,521,304.50
Total	\$ 14,134,997.00

Overview - Cost of Work (hard costs)		
Description	Cost	Notes
Validation	\$ 268,545.00	
Design/Pre-Construction	\$ 599,105.00	
GMP Ammendment #1: Building B + Long-Lead	\$ 4,099,998.00	Pending board approval
GMP Ammendment #2: Building A	\$ 5,646,044.50	Estimate not complete
Total	\$ 10,613,692.50	

Thank You

Questions?