

WENATCHEE VALLEY TECH SKILLS CENTER

WENATCHEE
SCHOOL DISTRICT

GARCO

ALSC
ARCHITECTS

KLOSH GROUP

WTECH

AGENDA

GUIDING PRINCIPLES

PROJECT UPDATE - PHOTOS/RENDERINGS

SITE SAFETY

SCHEDULE UPDATE

BUDGET UPDATE

RISKS & RESPONSES

Q & A



THIS PLACE CHANGES LIVES

Guiding Principles:



Experience

Commitment to changing student's lives through experiential learning.
Provide program exposure to safety explore and take risks.
Celebrate student pride in their ability to show up, work hard, and be kind.



Connection

Create a positive environment through advantageous student, instructor, and staff relationships.
Encourage collaboration with the community, businesses, and advisory groups.
Serve as a launching point for career opportunities in the greater region.



Growth

Recognize future resilience and prioritizes flexibility and adaptability.
Prepare students for 21st Century industries and professional environments,
Train personal skills, practical skills, and showcase career opportunities.



Stewardship

Prioritize value by putting student and staff needs first.
Ensure materials are durable and maintenance is simple
Manage scope, budget, and schedule responsibly.





BEFORE & AFTER

Building B - Exterior



LAST UPDATE

Lobby

CURRENT STATUS: SCHOOL IS IN SESSION!

Lobby

LAST UPDATE

Sitting Area



CURRENT STATUS: SCHOOL IS IN SESSION!

Sitting Area



LAST UPDATE

Level 2 Circulation



CURRENT STATUS: SCHOOL IS IN SESSION!

Level 2 Circulation



LAST UPDATE

Classroom



CURRENT STATUS: SCHOOL IS IN SESSION!

Classroom



LAST UPDATE

Medical Occupations - Classroom



CURRENT STATUS: SCHOOL IS IN SESSION!

Medical Occupations - Classroom



LAST UPDATE

Medical Occupations - Practicum



CURRENT STATUS: SCHOOL IS IN SESSION!

Medical Occupations - Practicum



LAST UPDATE

Dental Occupations - Classroom



CURRENT STATUS: SCHOOL IS IN SESSION!

Dental Occupations - Classroom



LAST UPDATE

Dental Occupations - Practicum



CURRENT STATUS: SCHOOL IS IN SESSION!

Dental Occupations - Practicum



LAST UPDATE

Lobby - Culinary Arts Classroom



CURRENT STATUS: SCHOOL IS IN SESSION!

Lobby - Culinary Arts Classroom



LAST UPDATE

Lobby - Reception



CURRENT STATUS: SCHOOL IS IN SESSION!

Lobby - Reception



LAST UPDATE

Culinary Arts - Cafe



CURRENT STATUS: SCHOOL IS IN SESSION!

Culinary Arts - Cafe



LAST UPDATE

Lobby - Self-Serve - Cafe



CURRENT STATUS: SCHOOL IS IN SESSION

Lobby - Self-Serve - Cafe



LAST UPDATE

Fire Science - Fitness



CURRENT STATUS: UNDER CONSTRUCTION

Fire Science - Fitness



COMING SOON!

Fire Science - Fitness



LAST UPDATE

Fire Science - Fitness & Bunker Gear



CURRENT STATUS: UNDER CONSTRUCTION

Fire Science - Fitness & Bunker Gear



COMING SOON!

Fire Science - Fitness & Bunker Gear



LAST UPDATE

Fire Science - Classroom

CURRENT STATUS: UNDER CONSTRUCTION

Fire Science - Classroom



COMING SOON!

Fire Science - Classroom



LAST UPDATE

Fire Science - Training & App Bay



CURRENT STATUS: UNDER CONSTRUCTION

Fire Science - Training & App Bay



COMING SOON!

Fire Science - Training & App Bay

LAST UPDATE

Fire Science - Training



CURRENT STATUS: UNDER CONSTRUCTION

Fire Science - Training



COMING SOON!

Fire Science - Training





BEFORE & CURRENT

Building A - Exterior





BEFORE & CURRENT

Building A - Exterior





BEFORE & CURRENT

Building A - Exterior

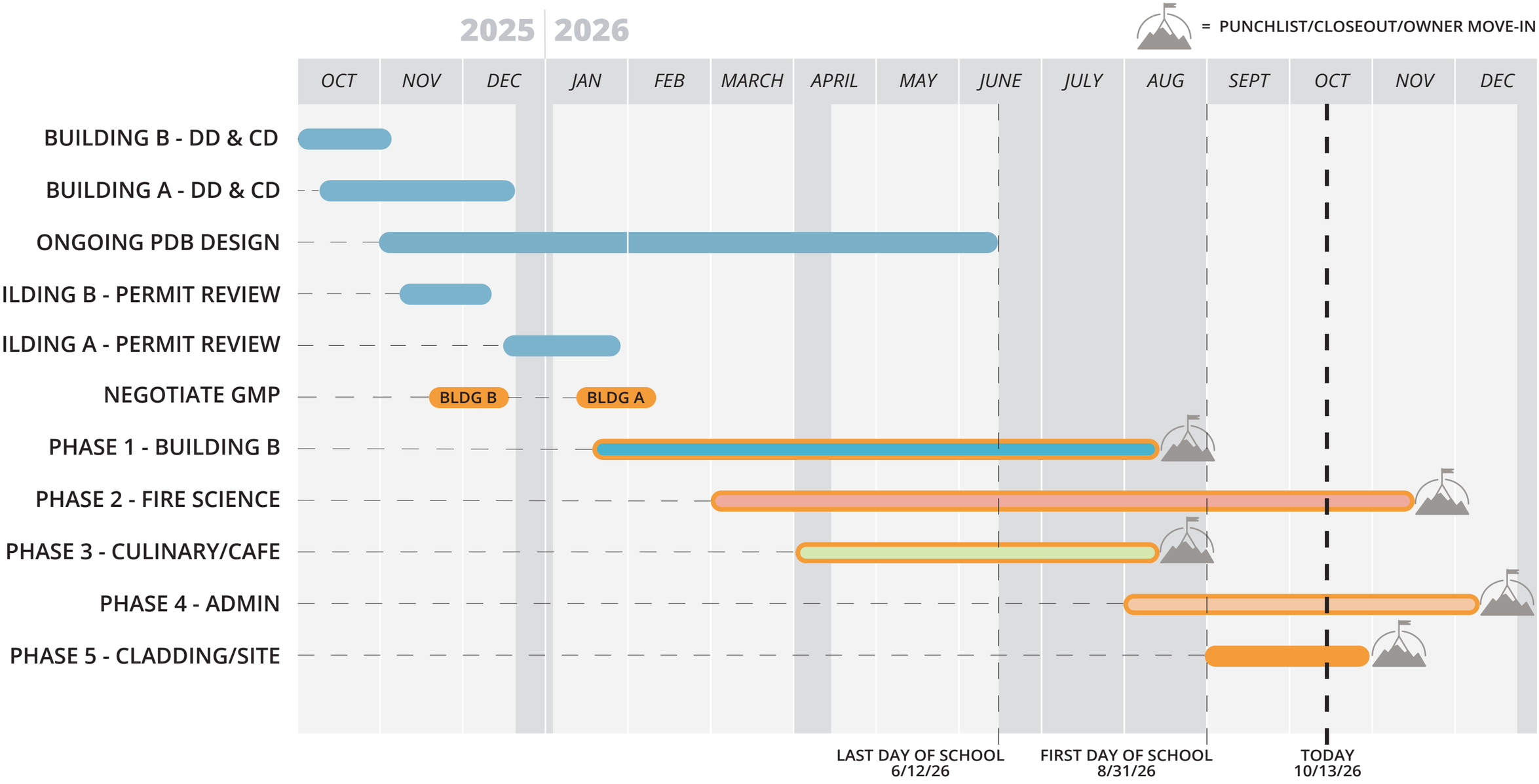
SITE **SAFETY**


DANGER
CONSTRUCTION
AREA
Authorized Personnel
Only
GARCO
NOT AN
EXIT
NO ES UNA
SALIDA


THIS IS A GARCO PROJECT
BEYOND THIS POINT ALL PERSONNEL WILL:
•WEAR THEIR HARD HAT
•WEAR THEIR SAFETY GLASSES
•WEAR THEIR REQUIRED WORK CLOTHING
•WEAR APPROPRIATE WORK BOOTS
•NOT USE CELL PHONE FOR PERSONAL CALLS
ALL VISITORS MUST CHECK IN AT THE
SUPERINTENDENT'S OFFICE
UNAUTHORIZED ENTRY IS PROHIBITED


DANGER
CONSTRUCTION
AREA
Authorized Personnel
Only

SCHEDULE UPDATE



BUDGET UPDATE

BUDGETARY MILESTONES

- Change Order No. 1 – **$373,496** and Change Order No. 2 – **$288,376**: Included unforeseen conditions, AHJ requirements, and owner added scope.
- Contract Sum:
    - GMP (Original): **$10,613,692.50**
    - GMP with CO 1 and CO 2: **$11,275,564.50**

BETTERMENTS DELIVERED THROUGH CO 1 AND CO 2

- Building A Roof Replacement
- Building A Admin Suite Expanded Renovation
- Dedicated Exterior Storage Area
- Additional Durable Finishes
- Site Improvements
- Technology Upgrades.

BUDGETARY FOCUS

- Preserving contingency through completion of Building A; remaining betterments evaluated against the balance before release.



RISKS & **RESPONSES**

ACTIVE CAMPUS OPERATIONS:

- ***Risk***: Construction continues in Building A (Admin suite, exterior cladding, site work) adjacent to occupied program spaces with the full student body on campus since August 31.
- ***Response***: Daily coordination between Garco's onsite team, Pete Jelsing, and Tech Center staff; interior work sequenced around class schedules, exterior work separated by barriers, daily safety walks.

CONTINGENCY DRAWDOWN:

- ***Risk***: Preservation of contingency to mitigate unforeseen conditions, while maximizing scope within remaining schedule parameters.
- ***Response***: Betterments and change events reviewed weekly against the balance to ensure alignment with budget and schedule.

BUILDING A CLOSEOUT:

- ***Risk***: Final AHJ inspections and Building Occupancy fall in December alongside holiday staffing.
- ***Response***: Early punchlist walks by area as phases finish; AHJ pre-inspections scheduled ahead of final; team is tracking a few weeks ahead of the December 31 date.

OVERALL PROJECT RISK REMAINS MANAGEABLE:
Building B is occupied and complete, Building A is on schedule, and a positive contingency balance remains to cover the final phases.





THANK YOU

Questions?

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, B, & C – 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.

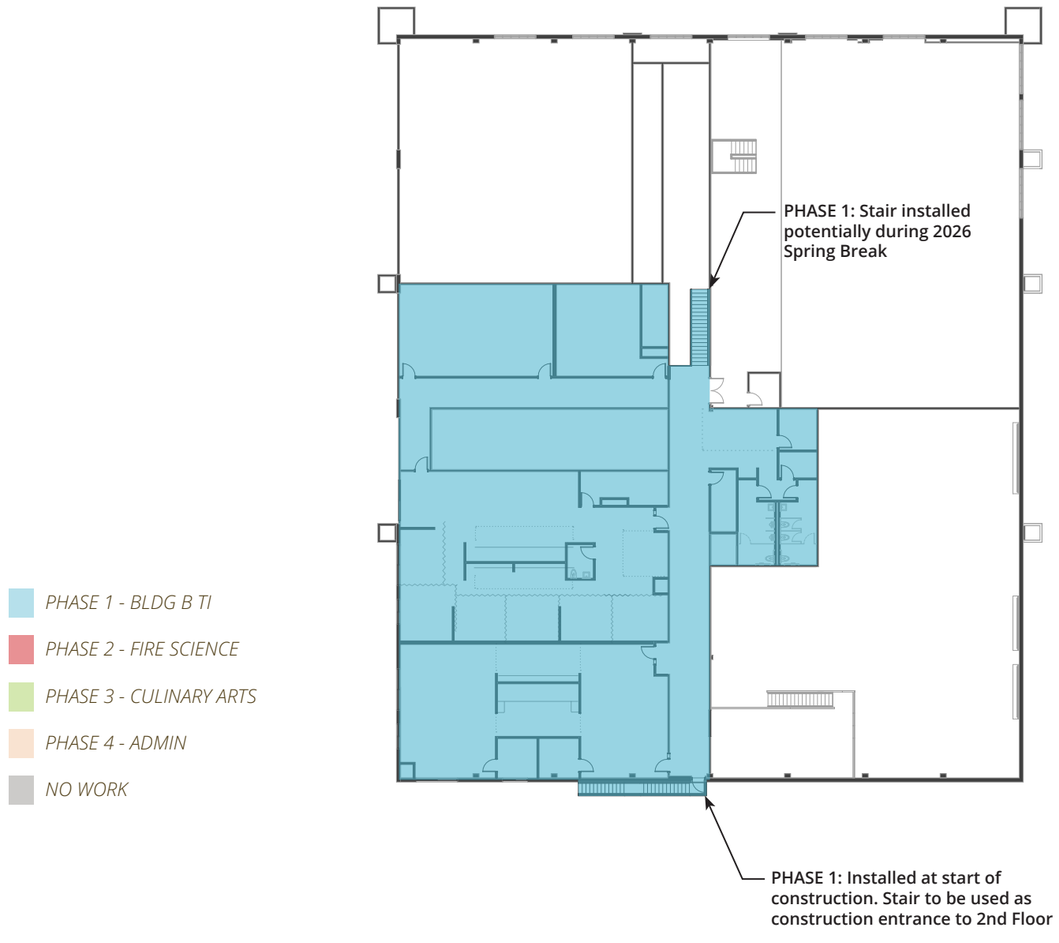
PHASE 4 – AUGUST 2026 - DECEMBER 2026:

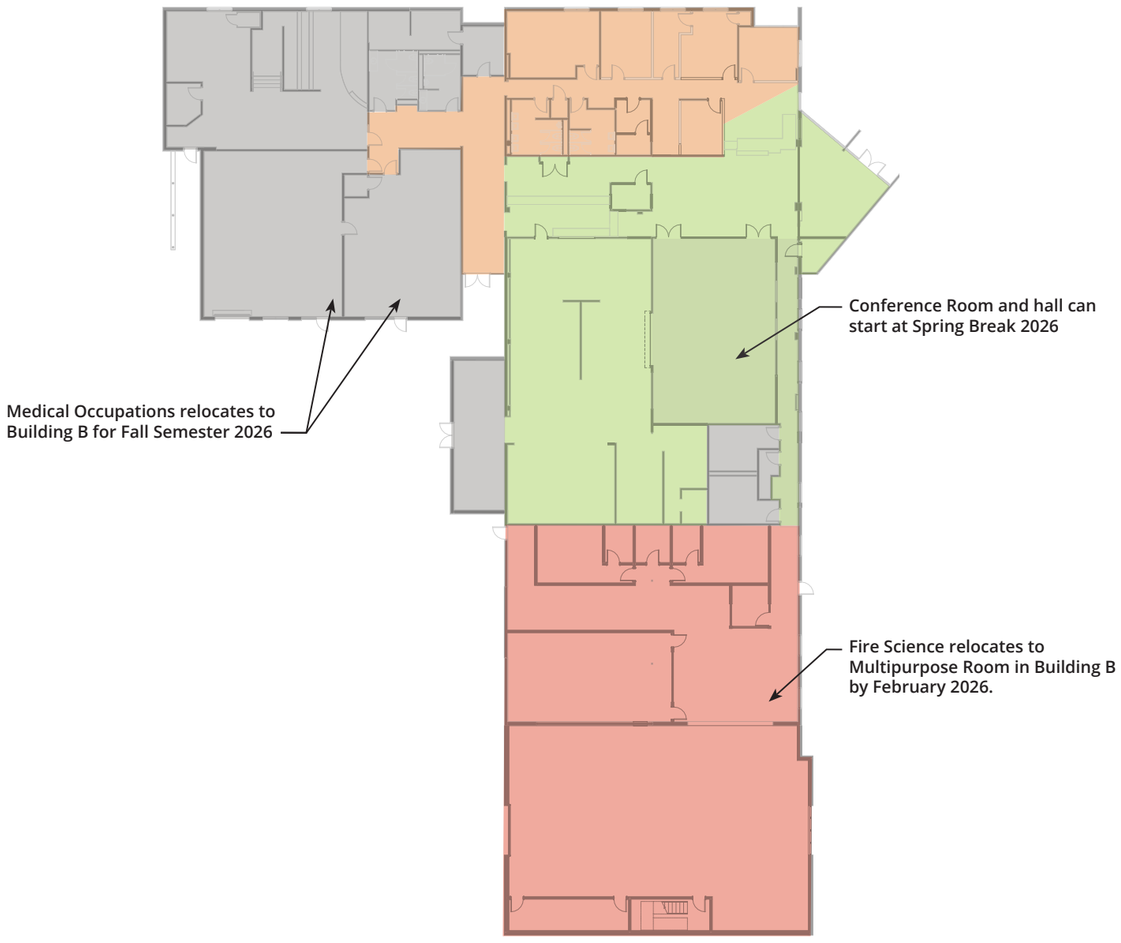
Admin: Staff Breakroom, Staff Conference Room, and Office Layout Updates

PHASE 5/6 – AUGUST 2026 – DECEMBER 2026:

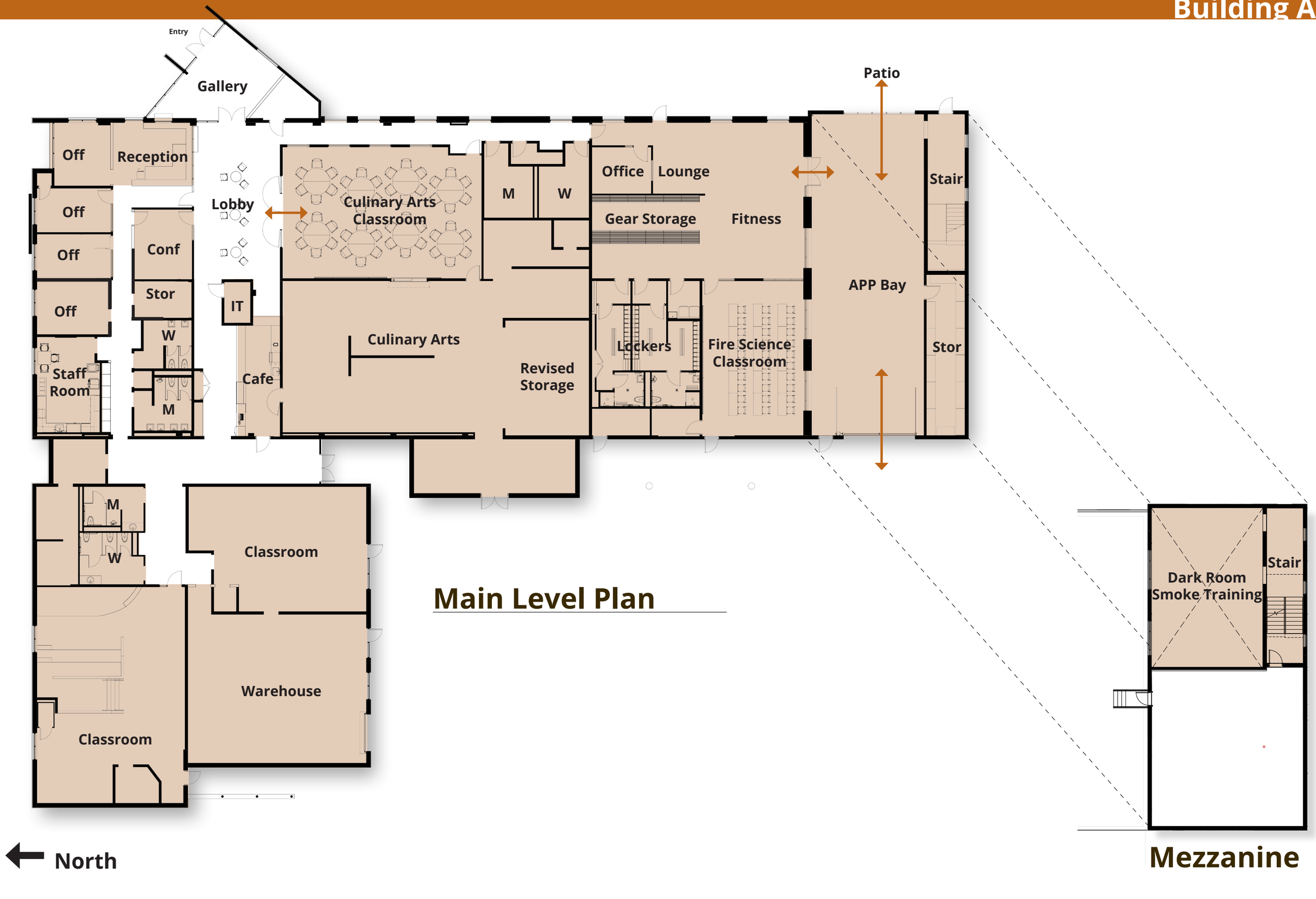
Site work. Exterior Cladding. Remaining, non-occupancy required, scope, including trim/aesthetic improvements and/or betterments

CONSTRUCTION COMPLETION - DECEMBER 2026





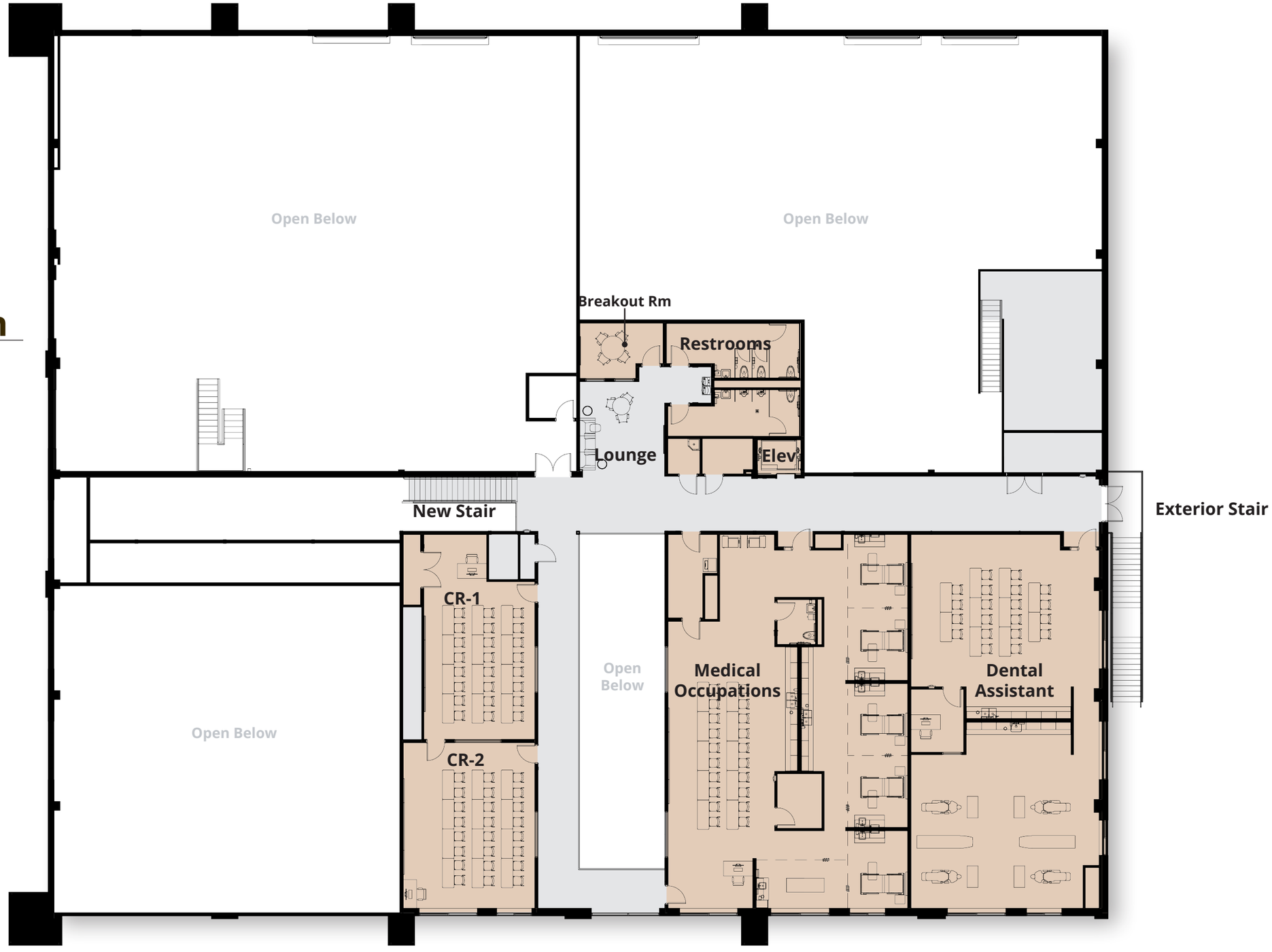
Building A



Main Level Plan

Mezzanine

Second Level Plan



North