

PROJECT REVIEW COMMITTEE

QUESTIONS RE: CERTIFICATION APPLICATION

Meeting Date: 12/1/2022

Mukilteo School District

– GC/CM Certification

1. You note you have Parametrix on retainer to use as needed. When have you engaged with them and for what reasons?

Mukilteo School District engaged Parametrix in a project support role after our bond passed. Parametrix has provided support for project management on our Discovery Elementary School Addition, Mariner High School Addition, and Challenger & Horizon Elementary additions.

2. What three projects are on the horizon to complete the bond levy and when would they be initiated?

The three projects from the 2020 Capital Bond that have yet to be started are Explorer Middle School Phase 1, Mukilteo Elementary Phase 1, and Serene Lake Elementary Phase 1. Pending Agency Certification to use GC/CM, we will start the self-determination process immediately for all three projects. If it is determined these qualify as GC/CM we will initiate the GC/CM selection processes in early 2023. Construction for all three projects is scheduled to start summer 2024 with completion in fall 2025.

3. Would you share a copy of the project evaluation form filled out and approved from a previous project?

Mukilteo School District has not previously received agency certification for GC/CM therefore, our self-determination form has not been used for a previous project. Our form was developed for use upon approval of agency certification to ensure that projects meet the GC/CM qualifying criteria (RCW 39.10.340) and provide a public benefit.

4. What are your top 4 lessons learned for the last projects completed using GC/CM?

- Partnership with jurisdictions is critical. During COVID-19 the permit review time increased significantly and is still much longer than it used to be. The project team (GC/CM, architect, school district) having conversations before permit submittal through closeout is important to keep projects on schedule. It allows the team to understand the jurisdictions thoughts on projects, schedule for review, availability for inspections and then plan accordingly.
- Multiple early investigations of site & buildings are important to design and constructability. A GC/CM can help with design decisions and address concerns with an understanding of existing site and structures. At Mariner High School we are demolishing part of a 1968 building and tying in a new structure. Early investigations allowed us to have knowledgeable conversations with jurisdictions about their concerns. Learning existing site infrastructure has allowed the GC/CM to facilitate productive conversations with utility companies about the upcoming work by addressing concerns and coming up with a plan for the work. Knowing the challenges we may face by tying new into old structures and being able to address those in contract documents will help keep the project on schedule and in budget.
- Open to alternative means & methods. As the market started to become unpredictable during COVID-19 it was important for us to be open to different materials or ways to accomplish work. Lead times became unpredictable (some exceeding the duration of the project) requiring the district to evaluate similar products and make timely decisions to move forward and stay on schedule. The project team (GC/CM, architect, school district) evaluated things such as wood vs. steel structures as costs and lead times changed. Having these conversations early allows us time to gather necessary information and make

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informed decisions to ensure we are meeting the project objectives within budget and on schedule.

- RFP process debriefs are important for each GC/CM selection. After every GC/CM selection we have debriefs with contractors who participated. This allows us to share thoughts from the team with the contractor. We also ask the contractor to share their thoughts on our selection process. As a result, we have worked with our legal counsel to edit contracts to make them clearer. We have adjusted the selection process to ensure it is clear and provides opportunities for the contractor to share what they feel is important for us to know during selection. Being open to feedback and making changes has improved our process and we will continue to do this after each GC/CM selection.