

State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

APPLICATION FOR RECERTIFICATION OF PUBLIC BODY
RCW 39.10 Alternative Public Works Contracting
General Contractor/Construction Manager (GC/CM) and/or Design-Build (DB)

The PRC will consider recertification applications based upon agency's experience, capability, and success in undertaking Alternative Public Works Contracting utilizing the General Contractor/Construction Manager (GC/CM) and/or Design-Build (DB) project delivery process. **Incomplete applications may delay action on your application.**

Identification of Applicant

- a) Legal name of Public Body (your organization): *Edmonds School District No. 15*
- b) Mailing Address: *20420 68th Ave West, Lynnwood WA 98036*
- c) Contact Person Name: *Taine Wilton* Title: *Director Capital Projects*
- d) Phone Number: *425-431-7172* E-mail: *WiltonT@edmonds.wednet.edu*
- e) Expiration Date of current Certification: July 24, 2023 GC/CM _____ DB
- f) Type of Certification Being Sought: X GC/CM _____ DB

1. Experience and Qualifications for Determining Whether Projects Are Appropriate for GC/CM and/or DB Alternative Contracting Procedure(s) in RCW 39.10

(RCW 39.10.270 (2)(a)) Limit response to two pages or less.

Provide your agency's processes. If there have been any changes to your agency's processes since certification/recertification addressing items (a) and (b) below, please submit the revised process chart or list with the reasoning for the changes.

- (a) The steps your organization takes to determine that use of GC/CM and/or DB is appropriate for a proposed project; and
- (b) The steps your organization takes in approving this determination.

Please see Attachments 1.A Delivery Process Chart and 1.B Project Delivery Method Recommendation

2. Project Delivery Knowledge and Experience

(RCW 39.10.270 (3)(b)(i)) Limit response to two pages or less.

Please describe your organization's experience in delivering projects under Alternative Public Works in the past three years and summarize how these projects met the statutes in RCW 39.10.

- (a) Include the status of each alternative delivery project [*planned, underway, or completed, projects, start and completion dates, and projected/actual construction cost*]. Describe cost overruns or schedule delay, and any Litigation and Significant Disputes on any Alternative Delivery Project since Previous certification/recertification.
- (b) List lessons learned from your experience.

Please see Attachments 2.A Experience Qualifications, and Construction History and 2.B Lessons Learned

3. Personnel with Construction Experience Using the Contracting Procedure

(RCW 39.10.270 (3)(b)(ii)) Limit response to two pages or less.

Please provide an updated matrix/chart showing changes in your agency's personnel with management and construction experience using the alternative contracting procedure(s) since the previous certification. Provide a current organizational chart and highlight changes since previous certification/recertification. Do not include outside consultants.

Please see Attachments 3.A ESD Staff Experience Chart and 3.B ESD Org Chart

4. Resolution of Audit Findings on Previous Public Works Projects

(RCW 39.10.270 (3)(c)) Limit response to one page or less.

If your organization had audit findings on **any** public works project since the **PREVIOUS** certification/recertification application, please specify the project, briefly state those findings, and describe how your organization is resolving them.

There have been no audit findings and therefore no Attachment 4.

5. Project Data Collection

Please provide a matrix listing all projects with a total value of greater than \$5 million, including projects with a design agreement or DB agreement awarded within the last 3 years. This list shall also include projects within the public body's capital plan projected to start within the next three (3) years.

- Project Title
- Description of Project
- Agency's Project Number
- Project Value
- Delivery Method *[DB, or GC/CM - either actual or as-planned]*
- Is the project complete *[Yes or No]*

Please see Attachment 5 Project Data collection

6. GC/CM Self Performance *(complete only if requesting GC/CM recertification)*

Please provide GC/CM project information on subcontract awards and payments, and if completed, a final project report. As prepared for each GC/CM project, please provide documentation supporting compliance with the limitations on the GC/CM self-performed work. This information may include but is not limited to a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

Please see Attachment 6.A GC/CM Self-Perform Summary and Attachment 6.B. Final Subcontracting Plan and Actual Costs (Note: If not otherwise identified, self-performed packages are highlighted in yellow)

7. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small, women and minority-owned business participation.

Please see Attachment 7. Subcontractor Outreach Plan

8. Additional Content

Please see Appendix 1. Subcontractor Outreach Plan Data Report

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that the PRC may request additional information about your organization, its construction history, and the experience and qualifications of its construction management personnel. You agree to submit information in a timely manner and understand that failure to do so may delay action on your application.

The 2021 Legislature updated [RCW 39.10.330\(8\)](#) stating that Design-Build contracts must require the awarded firm to track and report to the public body and to the office of minority and women's business enterprises (OMWBE) its utilization of the OMWBE certified businesses and veteran certified businesses. By submitting this application, you agree to include these reporting requirements in project contracts.

PRC strongly encourages all project team members to read the Design-Build Best Practices Guidelines as developed by CPARB and attend any relevant applicable training. If the PRC approves your request for recertification, you also agree to provide additional information if requested. Public Bodies may renew their certification or recertifications for additional three-year periods provided the current certification has not expired.

Signature: _____

Name: *(please print)* Taine Wilton AIA | ALEP | LEED AP

Title: Director of Capital Projects

Date: 04/06/2023

Attachment 1.A

1. Experience and Qualifications for Determining Whether Projects Are Appropriate for GC/CM and/or DB Alternative Contracting Procedure(s) in RCW 39.10 (RCW 39.10.270 (2)(a)) Limit response to two pages or less.

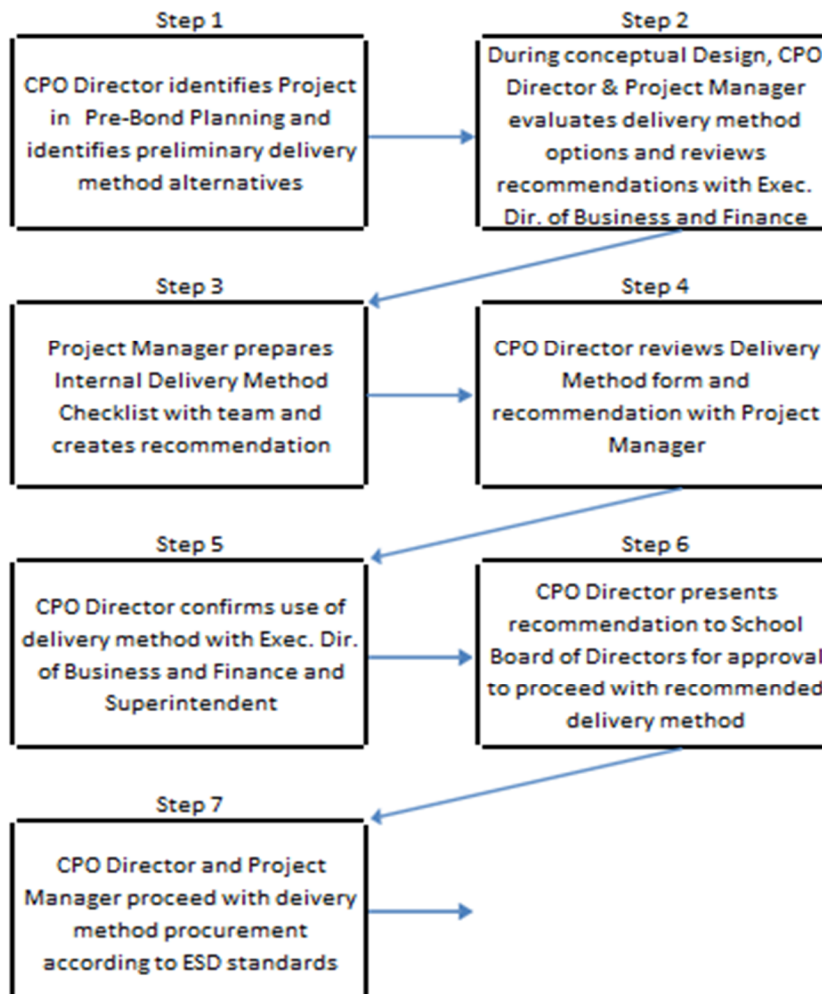
The following is our process as described in our recently revised policies and procedures. The process is largely unchanged, but the documentation, steps and approvals have been updated.

Overview

Project delivery strategy shapes the entire project from conception to owner turnover. Selection of the project delivery method should be driven by the specifics of the project, the needs of the Client, and best practices. Delivery options vary based on the characteristics of each individual project and based upon the budget of each project. All delivery strategies and procurements must comply with the applicable Revised Codes of Washington (RCWs).

Procedure

Traditional design-bid-build project delivery is a strategy used by CPO on projects whose scopes are limited in the number of required trades, and smaller projects; other available strategies include General Contractor/Construction Manager (GC/CM), Small Works Roster, and King County Directors Association (KCDA) and other purchasing co-ops. The Edmonds School District has not used Job Order Contracting or Design-Build (DB), either traditional or progressive, but has two project managers completing the Design-Build training and Capital Projects Office is assessing the suitability of Design-Build on upcoming projects.



Serving Brier, Edmonds, Lynnwood, Mountlake Terrace, Woodway, and portions of Snohomish County

GC/CM Recertification Attachment 1.B - Project Delivery Method Recommendation

Instructions: The CPO Design and Construction Manager is responsible for scheduling a project delivery method meeting that includes the CPO Director, other CPO Design and Construction Managers, CPO Construction Coordinator, CPO Support Technician and the ESD Senior Purchasing Agent. The CPO Design and Construction Manager shall complete both Part 1 and Part 2 and provide the form at least two days prior to the meeting. The CPO Design and Construction Manager is responsible for providing the completed form at the project's acquisition planning meeting.

PART 1: PROJECT INFORMATION

Project Name: Enter Name

Scope Summary:

Provide short paragraph of project scope

Estimated Project Costs:	Estimated Bid Value	Enter costs
	Other Construction Costs	Enter costs
	Soft and Other Project Costs	Enter costs

Project Funding Source: Enter funding source

Milestone Schedule (assuming Design Bid Build):

Design:	Start Enter Qtr/Year	End Enter Qtr/Year
Construction:	Start Enter Qtr/Year	End Enter Qtr/Year

Other Relevant Project Information:

- 1) Is the completion date critical for this project? Yes / No
 Explain: Either not applicable or provide short explanation
- 2) Does the project include phasing or tenant build out? Yes / No
 Explain: Either not applicable or provide short explanation
- 3) What is the risk of significant scope change for this project? High / Medium / Low
 Explain: Provide short explanation
- 4) What is the degree of stakeholder scope control for this project? High / Medium / Low
 Explain: Provide short explanation
- 5) Will operational impacts or constraints be a key consideration? Yes / No
 Explain: Either not applicable or provide short explanation
- 6) Is the project a standalone system? Yes / No
 Explain: Either not applicable or provide short explanation
- 7) Does the project include work by ESD Maintenance? Yes / No
 Explain: Either not applicable or provide short explanation

PART 2: APPLICABLE PROJECT DELIVERY METHODS

Design-Bid-Build (DBB) Procurement Methodology

"Public work" means all work, construction, alteration, repair, or improvement other than ordinary maintenance, executed at the cost of the state or of any municipality, or which is by law a lien or charge on any property therein. If the answer to the question below is yes then the DBB procurement methodology can be considered for the project (see Title 39 RCW).

- 1) Is the project considered public work? Yes / No
Explain: If no, provide a short explanation

General Contractor/Construction Manager (GC/CM) Procurement Methodology

If the answer to any of the six questions below is yes, then the GC/CM procurement methodology can be considered for the project (see RCW39.10.340).

- 1) Does the project involve complex scheduling, phasing, or coordination? Yes / No
Explain: Either not applicable or provide short explanation

- 2) Does the project involve construction at an occupied facility which must continue to operate during construction? Yes / No
Explain: Either not applicable or provide short explanation

- 3) Is the involvement of the general contractor/construction manager during the design stage critical to the success of the project? Yes / No
Explain: Either not applicable or provide short explanation

- 4) Does the project encompass a complex or technical work environment? Yes / No
Explain: Either not applicable or provide short explanation

- 5) Does the project require specialized work on a building with historic significance? Yes / No
Explain: Either not applicable or provide short explanation

- 6) Does the project require heavy civil construction? A heavy civil construction project is defined as a civil engineering project where the predominant civil infrastructure improvements. Yes / No
Explain: Either not applicable or provide short explanation

Alternative Subcontractor Selection Process (see RCW 39.10.385):

- 1) If the mechanical scope is expected to be above \$3 million, should the ESD and selected GC/CM consider the alternative subcontractor selection process (RCW 39.10.385) for the mechanical subcontractor? Yes / No
Explain: Either not applicable or provide short explanation

- 2) If the electrical scope is expected to be above \$3 million, should the ESD and selected GC/CM consider the alternative subcontractor selection process (RCW 39.10.385) for the electrical subcontractor? Yes / No

Explain: Either not applicable or provide short explanation

- 3) If the (Identify) scope is expected to be above \$3 million, should the ESD and selected GC/CM consider the alternative subcontractor selection process (RCW 39.10.385) for the (Identify) subcontractor? Yes / No

Explain: Either not applicable or provide short explanation

Design-Build (DB) Procurement Methodology

If the answer to either question 1 (including either subpart a, b, or c), question 2, or question 3 is yes then the DB procurement methodology can be considered for the project (see RCW39.10.300). DB procurement cannot be used to procure operations and maintenance services for a period longer than three years.

- 1) Is the total project cost over \$2 million? Yes / No
- a. Will the construction activities be highly specialized where the design-build approach is critical in developing the construction methodology? Yes / No
- Explain: Either not applicable or provide short explanation
- b. Will the design-build approach provide greater innovation or efficiencies between the designer and the builder? Yes / No
- Explain: Either not applicable or provide short explanation
- c. Will the DB approach provide significant savings in project delivery time? Yes / No
- Explain: Either not applicable or provide short explanation
- 2) Is this a parking garage project? Yes / No
- 3) Does the project include the construction of portable facilities per WAC 392-343-018, pre-engineered metal buildings, or not more than ten prefabricated modular buildings per installation site? Yes / No

Additional Considerations:

- 1) Design-Build includes three general types. If the DB procurement methodology is being considered for the project, which type(s) are you considering? Refer to Comparison of DB Types for guidance. Progressive Traditional Bridging

Explain: If no, provide a short explanation

Building Engineering Systems Procurement Methodology

"Building engineering systems" means those systems where contracts for the systems customarily have been awarded with a requirement that the contractor provide final approved specifications, including fire alarm systems, building sprinkler systems, pneumatic tube systems, extensions of heating, ventilation, or air conditioning control systems, chlorination and chemical feed systems, emergency generator systems, building signage systems, pile foundations, and curtain wall systems. If the answer to the question below is yes, then the Building Engineering Systems procurement methodology can be considered for the project (see RCW39.04.290).

- 1) Does the project include the design, fabrication, and installation of a building engineering systems? Yes / No

Explain: Either not applicable or provide short explanation

Job Order Contracting (JOC) Procurement Methodology

"Job order contract" means a contract in which the contractor agrees to a fixed period, indefinite quantity delivery order contract which provides for the use of negotiated, definitive work orders for public works (as defined under the DBB procurement methodology).

The following limitations apply for job order contracts per RCW 39.10.440 and 39.10.450:

- The maximum amount that may be awarded per contract is \$4 million per year for a maximum of three years.
- Any unused capacity from the previous year may be carried over for one year and added to the immediately following year's limit.
- The maximum annual volume including unused capacity shall not exceed the limit of two years.
- The maximum total dollar amounts are exclusive of Washington state sales and use tax.
- The initial contract term cannot exceed two years, with an option of extending or renewing the contract for one year.
- The ESD can only have three job order contracts in effect at any one time.
- At least 90% of the work included in the contract must be subcontracted to entities other than the job order contractor.
- The contract must be awarded and signed before July 1, 2031.

- 1) Given the above limitations is job order contracting a consideration for this project? Yes / No

Explain: Provide a short explanation

Cooperative Procurement

"Cooperative Procurement" means a contract in which the School District selects a contractor or vender through "Piggybacking" on another agencies bid process combining the requirements of two or more public entities to leverage the benefits of volume purchases, delivery and supply chain advantages, best practices, and the reduction of administrative time and expenses, provided the requirements in RCW 39.34.030 have been met.

- 1) Given the above limitations is cooperative procurement a consideration for this project? Yes / No

Explain: Provide a short explanation

Small Works Roster

"Small Works Roster" means a contract in which the School District selects a contractor or vender from an annually advertised and updated roster process, which can lead to a reduction of administrative time and expenses.

The following limitations apply to small works roster contracts per RCW 28a.335.190 (4) and RCW 39.04.155:

- The maximum amount that may be awarded directly from the roster is \$350,000 per Edmonds School District Board Policy.
- The Edmonds School District has an interlocal agreement with Municipal Research and Services Center (MRSC), adopted by the board on November 27, 2007, to piggyback on their self-maintained small works roster per RCW 39.34.
- In lieu of awarding contracts as stated above, the ESD may award a contract for work, construction, alteration, repair, or improvement projects estimated to cost less than \$50,000 using the limited public works process.
- For limited public works projects the ESD may solicit electronic or written quotations from a minimum of three contractors from the appropriate small works roster and shall award the contract to the lowest responsible bidder as defined under RCW 39.04.010.
- The breaking of any project into units or accomplishing any projects by phases is prohibited.

- 1) Given the above limitations is the small works roster a consideration for this project? Yes / No

Explain: Provide a short explanation

Other Construction Delivery

Consider other procurement options available under Washington law such as ESCO or others beyond those listed above.

- 1) Given the above limitations is the small works roster a consideration for this project? Yes / No

Explain: Provide a short explanation

PART 3: PROJECT DELIVERY METHOD RECOMMENDATION

- 1) Does the project funding eliminate any potential project delivery methods identified in Part 2 above? Yes / No

Explain: Either not applicable or provide short explanation

The following project delivery methods can be considered for this project:

Project Delivery Method	Yes	No
Design, Bid, Build	<input type="checkbox"/>	<input type="checkbox"/>
General Contractor/Construction Manager	<input type="checkbox"/>	<input type="checkbox"/>
Heavy Civil General Contractor/Construction Manager	<input type="checkbox"/>	<input type="checkbox"/>
Progressive Design-Build	<input type="checkbox"/>	<input type="checkbox"/>
Traditional Design-Build	<input type="checkbox"/>	<input type="checkbox"/>
Bridging Design-Build	<input type="checkbox"/>	<input type="checkbox"/>
Building Engineering Systems	<input type="checkbox"/>	<input type="checkbox"/>
Job Order Contracting (JOC)	<input type="checkbox"/>	<input type="checkbox"/>
Cooperative Purchasing	<input type="checkbox"/>	<input type="checkbox"/>
Small Works Roster under 350k per School District Policy	<input type="checkbox"/>	<input type="checkbox"/>
Other Construction Delivery	<input type="checkbox"/>	<input type="checkbox"/>

Based upon the information provided in Part 1 and other project details identify the advantages and disadvantages for each project delivery method considered in the attached table. The assessment should at a minimum consider the following criteria:

- Project Schedule - consideration of critical milestones and construction phasing.
- Project Costs - consideration of competitive bidding, additional alternative delivery contractor costs, change order costs, and other risk costs.
- Project Scope / Quality - consideration of level of scope definition, qualifications as part of contractor selection process, constructability, and value engineering during design.
- Stakeholder Approval / Decisions - consideration of ownership of design process, stakeholder involvement and approvals.
- School Operations - consideration of operational impacts or limitations during construction.
- Project Risks - consideration of identified project risks and their impact on the project delivery methods.

Recommendation:

Summarize the recommendation:

Meeting Participants (Departments): ESD (CPO), ESD (EDBF),

Date of Meeting:

Document Review and Approval (Departments): ESD (SB)

Date of School Board Meeting:

Attachment 2.A: Experience Qualifications and Construction History

2. Project Delivery Knowledge and Experience

(RCW 39.10.270 (3)(b)(i)) Limit response to two pages or less.

The Edmonds School District continues to refine its processes as described in the original application to

(a) determine that use of alternative delivery such as GC/CM and/or DB is appropriate for a proposed project, and to

(b) approve such determinations for GC/CM and apply for Project Approval if DB is determined the most beneficial approach.

Further, the District has applied lessons learned from each project and from other owners in improving its approach (See Appendix 1). The District is familiar with the University of Washington Delivery Strategy Matrix and Port of Seattle Delivery Check list and related documents, and uses these as a guide. All leadership personnel in the School District's Capital Projects Office has completed the Washington AGC's course on GC/CM and further has completed a Perkins Coie GC/CM Refresher Seminar.

(See attachment 3.A – Staff Experience Chart and 3.B – Org Chart).

Attachment 2.A - Matrix of Alternative Delivery projects since 2020									
Project Name	Delivery Method	RCW 39.10.340 Criteria	Total Project Budget	Status	Project Start	Substantial Completion	Projected Construction cost	Actual Construction cost	Overruns, Schedule Delay, Disputes, Litigation
1 Spruce Elementary School Replacement Phase 2	GC/CM	1,3,4	\$39.5 M	In Closeout	Jun-21	Jul-22	\$27.5M		
2 Oak Heights Elementary School Replacement	GC/CM	1,2,3,4	\$90 M	Planned (Pre-D)	Jun-22	Jul-23	\$58.5 M		
3 Edmonds School District Building Upgrades	GC/CM		\$9 M	In Closeout			\$5.8 M		
4 New Middle School at Former Alderwood MS	TBD	TBD	\$175 M	TBD	TBD	TBD	\$114 M		
5 College Place Middle School Replacement	TBD	TBD	\$175 M	TBD	TBD	TBD	\$114 M		
6 College Place Elementary School Replacement	TBD	TBD	\$100 M	TBD	TBD	TBD	\$65 M		
7 Innovative Learning Center	TBD	1,2,3,4	\$60 M	TBD	TBD	TBD	\$39 M		
8 New Elementary at Site 28	TBD	1,3,4	\$100 M	TBD	TBD	TBD	TBD		

****Start Date is GMP execution date**

Edmonds School District 2023 GC/CM Recertification Application Attachment 2.B - Lessons Learned

A few of these lessons learned were included in our 2020 recertification. They still apply because the Capital Projects Office (CPO) has several project managers who are managing their first GC/CM project on their own, rather than assisting on a GC/CM project.

1. **Agency Status** enhances both Project and Program Management – The Edmonds School District continues to have on-going facility needs that vastly exceed the capacity of any bond measure or other funding source. Though we have lost enrollment due to the pandemic by nearly a thousand students, making capacity issues less of a driver, of the District's 34 schools, nearly two dozen are more than fifty years old, and obsolete for current educational practices. The District's Bond Committee in preparation for the 2020 bond identified 1.7 billion in high priority needs. That amount is now over \$2 Billion due to escalation. This system-wide imbalance of needs and resources requires program-wide management of all construction projects. Agency status enhances our ability to implement Integrated Program/Project Delivery (IPPD).

The District's 2024 Bond program requires accurate overall scheduling to ensure interim sites and occupied site planning to house all students while their school is being replaced.

IPPD allows the District to control time and cost for all these projects and deliver significantly more than original cost estimates suggested.

2. **GC/CM requires significant Owner participation** – The GC/CM procurement method can produce major benefits but requires significant Owner participation. The GC/CM process is very different from Design/Bid/Build. Most GC/CM contracts use the Schedule of Values to make monthly payments, but the underlying cost structure is Cost-Plus with a Maximum Limit. The Cost-Plus structure requires an understanding of the multiple cost categories and careful monitoring. Even if the Owner has a qualified project management consultant, they need to stay involved to make informed decisions. If they do not stay close to the process, they will miss opportunities to add value, and may delay critical decisions.
3. **Involving the GC/CM at the earliest stage maximizes value** – The best opportunities to maximize value through cost and schedule control occur in the early stages of design. The Edmonds School District engages the GC/CM at the same time as the Architect to form a collaborative team and approximate the Integrated Project Delivery (IPD) model. The process begins with open discussions regarding team member's goals, opportunities, and risks. The team participates in a cost charette developing a Target Cost Model and an Overall Schedule at the beginning of Conceptual Design. The team establishes a weekly or biweekly Owner Architect Contractor (OAC) meeting schedule with expected deliverables. Updates to the Cost Model and Overall Schedule occur at the OAC meeting with costs tracked on a Cost Options Log. Using this continuous cost analysis and scheduling review approach allows the team to align the design with best construction practices and volatile market conditions focusing solutions on the targets that are over the estimate. ESD has had continued success with this approach.
4. **This GC/CM – IPD approach** not only has kept the District's projects on schedule and under budget, but also directly supports all parties--Owner, Architect, and Contractor--in meeting their goals. The School District has been able to maximize design features that enhance learning by providing qualitative features that improve the durability and maintainability of its facilities. Our Architects have been able to implement their design visions within project constraints, and our Contractors have been able to better manage risk in keeping with the business objectives.
5. **Legislative revisions to RCW 39.10.** – 2021 revisions have been applied across District documents from the project delivery checklist, contracts, and cost responsibility matrix. As the law changes, it's incumbent on the Owner to remain up to date.

6. **Major scheduling issues** – The Edmonds School District serves multiple jurisdictions, i.e. Edmonds, Lynnwood, Mountlake Terrace, Brier, Woodway, and portions of unincorporated Snohomish County. Each of them has different development regulations and procedures. Difficulties arise when trying to achieve permitting in a timely manner. Weather and Subcontractor strikes greatly impacts a one-year construction window with a fixed completion date. A creative GC/CM with an ability to sequence the work and use contingency funds to add shifts as needed helps to avoid delays. The GC/CM-IPD approach helps mitigate the impact of such uncertainties.
7. **Project Management Tools Improve the Project** – Edmonds School District has established tools to address the four major considerations with GC/CM projects.
 - Risk** – Cost responsibility Matrix assigns costs and responsibilities at the onset of the project enhancing collaboration. During design, the team utilizes BlueBeam Studio for constructability reviews and the same for as-built documentation. 3-D documentation of construction progress is turned over at project completion for use by ESD Maintenance. The school district’s project Auditor is involved during the design phase, with check-ins during construction for thorough understanding of ESD requirements of the GC/CM, which leads to faster project close out.
 - Schedule** – Review of primavera schedules created by GC/CM during the design phase with check-ins during construction by our 3rd party scheduling consultant.
 - Cost** – Bring on 3rd party Cost Estimator during bond planning then have the Cost Estimator stay with the project through construction as needed. Reduced risk by bringing on the GC/CM early for continuous cost control. The District’s Project Auditor performs a final audit at the end of construction. This approach has been valuable for cost control, and often results in credits from GC/CM back to owner.
 - Procurement** – Some considerations: Early bid packages for long lead items, owner purchased items to alleviate material delays, bid package review during DD phase with the ability to strategically size packages for MWBE involvement.
 - Debriefs** – The CPO team debriefs with the design teams and contractors interviewed after the selection process. The CPO team also debriefs the selected design and construction team for each project. These project review meetings occur during the design phase, construction phase, and then after construction for lessons learned from project implementation, selection process, target cost model, value analysis, constructability review, GC/CM delivery, and project closeout. We use this information to improve the process, and to help us continue to improve our project documents.
8. **Diversity, equity, and inclusion** – The District is committed to providing opportunities for small, diverse, and veteran owned businesses. To help us support this commitment we established goals with our Assistant Superintendent of Equity and Student Success (Refer to Appendix 1) and are making progress towards meeting these goals. The chart shows that we have room for improvement in many of the categories. We exceed our goals for Local businesses allowing us to invest in our community that in turn supports our students. Challenges have been creating new processes that focus our attention on achieving the goals, consistency of data, creating templates to track data, and revising contracts for consultant and contractor participation in data collection. We use this information to help our Contractors with their bid packaging plan and outreach.

Name	Job Title	Additional GC/CM projects since last application	Project Size (\$)	Project Type	Role during Project Phases				Role Start	Role Finish*
					Planning	Design	Construction	Close-out		
1 Carin Chase-2015 Gary Noble-2003 Nancy Katims-2019 Deborah Kilgore-2017 Keith Smith-2022-New since last renewal The Edmonds School District School Board members are involved in all our GC/CM projects. The board's role is to review and authorize/dis-approve proposed projects for development, secure funding, oversee execution of projects, and report to the public, voters and taxpayers. Review and authorize/dis-approve delivery method recommendations made by the Capital Projects.	School Board Directors (The number in parentheses in the role column indicates how many of the current Board were involved in that phase)	Madrona K-8 School Replacement	51.05M	GC/CM	SB (3)	SB (3)	SB (4)	SB (4)	Sep-15	Feb-21
		Lynnwood Elementary School Replacement	42.2M	GC/CM	SB (3)	SB (3)	SB (4)	SB (4)	Sep-15	Jun-20
		Mountlake Terrace Elementary School Replacement	38.5M	GC/CM	SB (3)	SB (3)	SB (4)	SB (4)	Sep-15	Jun-20
		Spruce Elementary School Replacement Phase 1	27.5M	GC/CM	SB (3)	SB (3)	SB (4)	SB (4)	Jul-16	Feb-21
		Spruce Elementary School Replacement Phase 2	43.3M	GC/CM	SB (4)	SB (4)	SB (4)		Jul-16	On-going
		Oak Heights Elementary School Replacement	90M	GC/CM	SB (5)	SB (5)			Jan-20	On-going
		Education Service Center Lighting/HVAC/Roof Upgrades	8M	GC/CM	SB (4)	SB (4)	SB (5)	SB (5)	Jan-20	On-going
		Site 28 New Elementary School	90M	GC/CM	SB (5)				Jan-20	On-going
		Innovative Learning Center	60M	GC/CM	SB (5)				Jan-20	On-going
2 Dr. Rebeca Miner-Interim Superintendent/Superintendent Rebecca Miner is currently the Interim Superintendent and selected as Superintendent of the Edmonds School District starting July 1, 2023. Prior to working in Edmonds she was the superintendent of the Shoreline School District for seven years and the superintendent of the White Pass School District for three years. While acting as superintendent in Shoreline she oversaw the passage of a bond which allowed the district to construct four new schools. While at White Pass, she organized a successful levy and oversaw the completion of bond projects. Rebecca received her Ed.D degree from Washington State University, her principal credential from City University, her MAT from Willamette University and her BA from Lake Forest College.	Spruce Elementary School Replacement Phase 2	Spruce Elementary School Replacement Phase 2	43.3M	GC/CM			S	S	Jul-16	On-going
		Oak Heights Elementary School Replacement	90M	GC/CM	S	S			Jan-20	On-going
		Education Service Center Lighting/HVAC/Roof Upgrades	8M	GC/CM			S	S	Jan-20	On-going
		Site 28 New Elementary School	90M	GC/CM	S				Jan-20	On-going
		Innovative Learning Center	60M	GC/CM	S				Jan-20	On-going
		SSD Kellogg Middle School	106M	GC/CM	S	S	S	S	Feb-17	Aug-21
		SSD Einstein Middle School	104M	GC/CM	S	S	S	S	Feb-17	Aug-21
		SSD Pratt Early Learning Center	35.8M	GC/CM	S	S	S	S	Feb-17	Jun-20
3 Lydia Sellie 4 years experience managing the resources of the Edmonds School District Business and Finance, Capital Projects, Food & Nutrition Services, Transportation, including; Bond and Levy planning, fund balance assessment, purchasing, accounting and accounts payable, and risk management, audit and internal controls. Previously with Northshore School District for 18 yrs providing financial and legal support for 5 bond measures and subsequent bond sale(s) including bond planning, district needs, and assessment to develop bond packages and accounting for capital funds. Many years experience with construction including Design-Bid-Build, GC/CM, Cooperative Purchasing and Small Works Roster alternative delivery projects. BA in Accounting from Western WA University, CPA, Board Member WA Risk Management, Member A4LE	Executive Director, Business & Finance	Madrona K-8 School Replacement	51.05M	GC/CM				ED	Feb-19	Feb-21
		Lynnwood Elementary School Replacement	42.2M	GC/CM				ED	Feb-19	Jun-20
		Mountlake Terrace Elementary School Replacement	38.5M	GC/CM				ED	Feb-19	Jun-20
		Spruce Elementary School Replacement Phase 1	27.5M	GC/CM			ED	ED	Feb-19	Feb-21
		Spruce Elementary School Replacement Phase 2	39.5	GC/CM	ED	ED	ED		Feb-19	On-going
		Oak Heights Elementary School Replacement	90M	GC/CM	ED	ED			Jan-20	On-going
		Education Service Center Lighting/HVAC/Roof Upgrades	8M	GC/CM	ED	ED	ED	ED	Jan-20	On-going
		Site 28 New Elementary School	90M	GC/CM	ED				Jan-20	On-going
		Innovative Learning Center	60M	GC/CM	ED				Jan-20	On-going
		NSD: Skyview MS/Canyon Creek El expansion:	50M	GC/CM	ED					
		NSD: North Creek HS	130M	GC/CM	ED					
		NSD: Northshore Concert Hall at Inglemoor High School	38.2M	GC/CM	ED					

		Role during Project Phases									
Name	Job Title	Additional GC/CM projects since last application	Project Size (\$)	Project Type	Planning	Design	Construction	Close-out	Role Start	Role Finish*	
4	Taine Wilton, ALEP AIA, LEED AP (New Role only, since last certification) 36 years experience in planning, design, and construction, with 23 focused on the educational sector. Part owner of a certified women owned architectural practise. Extensive directly relevant experience with alternative delivery for 8 years with Edmonds School District Director of Capital Projects and Design and Construction Manager. BA Architecture from University of Washington. Currently a board member of the PRC, Vice President of TAC to OSPI, Governor of Washington Chaper for A4LE, on Justice Equity Diversity and Inclusion subcommittee. Licensed Architect, Accredited Learning Environment Planner, LEED Accredited Professional	Director Capital Projects	Madrona K-8 School Replacement	51.05M	GC/CM	PM	PM	PM	PM	Sep-15	Feb-21
		Lynnwood Elementary School Replacement	42.2M	GC/CM	PM	PM	PM	PM	Sep-15	Jun-20	
		Mountlake Terrace Elementary School Replacement	38.5M	GC/CM	PM	PM	PM	PM	Sep-15	Jun-20	
		Spruce Elementary School Replacement Phase I	27.5M	GC/CM	PM	PM	PM	PM	Jul-16	Feb-21	
		Spruce Elementary School Replacement Phase 2	39.5M	GC/CM	PM	PM	CPD	CPD	Jul-16	On-going	
		Oak Heights Elementary School Replacement	90M	GC/CM	CPD	CPD			Jan-20	On-going	
		Education Service Center Lighting/HVAC/Roof Upgrades	8M	GC/CM	PM	PM	CPD	CPD	Jan-20	On-going	
		Site 28 New Elementary School	90M	GC/CM	CPD				Jul-22	On-going	
		Innovative Learning Center	60M	GC/CM	CPD				Jul-22	On-going	
5	Nick Chou Manager Design & Construction 25 years of experience in construction project management, 20 years at Edmonds School District as Design and Construction Manager, and multiple other roles with many years experience with construction including Design-Bid-Build, GC/CM, Cooperative Purchasing and Small Works Roster alternative delivery projects. Manages complex renovations, multiple simultaneously, to meet the needs of a large school district, the AHJ's, WA legislation, and voters. BA Architecture from University of Washington, Member of A4LE,	Manager Design & Construction	Madrona K-8 School Replacement	51.05M	GC/CM	PM	PM	PM	PM	Sep-15	Feb-21
		Lynnwood Elementary School Replacement	42.2M	GC/CM	PM	PM	PM	PM	Sep-15	Jun-20	
		Mountlake Terrace Elementary School Replacement	38.5M	GC/CM	PM	PM	PM	PM	Sep-15	Jun-20	
		Spruce Elementary School Replacement Phase I	27.5M	GC/CM	PM	PM	PM	PM	Jul-16	Feb-21	
		Spruce Elementary School Replacement Phase 2	39.5M	GC/CM	PM	PM	PM	PM	Jul-16	On-going	
		Oak Heights Elementary School Replacement	90M	GC/CM	PM	PM			Jan-20	On-going	
		Education Service Center Lighting/HVAC/Roof Upgrades	8M	GC/CM	PM	PM	PM	PM	Jan-20	On-going	
		Site 28 New Elementary School	90M	GC/CM	PM				Jul-22	On-going	
		Innovative Learning Center	60M	GC/CM	PM				Jul-22	On-going	
6	Will Thomsen Manager Design & Construction Registered Architect (New role since last certification) 10 years of experience with construction management for Design-Bid-Build, Negotiated Contract, GC/CM, Cooperative Purchasing, ESCO and Small Works Roster alternative delivery projects including 7 years with school district capital projects. Worked at Mukilteo School District Capital Projects as Planning Administrator March 2020 Through August 2022. Previously Construction Coordinator for Edmonds School District and as architectural project manager in the private sector. BArch from University of Oregon. Member of A4LE, Licensed Architect.	Manager Design & Construction	Madrona K-8 School Replacement	51.05M	GC/CM	CC	CC	CC	CC	Sep-15	Feb-21
		Lynnwood Elementary School Replacement	42.2M	GC/CM	CC	CC	CC	CC	Sep-15	Jun-20	
		Mountlake Terrace Elementary School Replacement	38.5M	GC/CM	CC	CC	CC	CC	Sep-15	Jun-20	
		Spruce Elementary School Replacement Phase I	27.5M	GC/CM	CC	CC	CC		Jul-16	Feb-21	
		Spruce Elementary School Replacement Phase 2	39.5M	GC/CM				PM	Jul-16	On-going	
		Oak Heights Elementary School Replacement	90M	GC/CM	PM	PM			Jan-20	On-going	
		Education Service Center Lighting/HVAC/Roof Upgrades	8M	GC/CM			PM	PM	Jan-20	On-going	
		Site 28 New Elementary School	90M	GC/CM	PM				Jul-22	On-going	
		Innovative Learning Center	60M	GC/CM	PM				Jul-22	On-going	
		MSD: Discovery Elementary Addition	26M	GC/CM	PA	PA	PA		Mar-20	Aug-22	
MSD: Challenger and Horizon Elementary Additions	30M	GC/CM	PA	PA			Mar-20	Aug-22			

Role during Project Phases

Name	Job Title	Additional GC/CM projects since last application	Project Size (\$)	Project Type	Planning	Design	Construction	Close-out	Role Start	Role Finish*
7	Laura Bowers Manager Design & Construction <i>(New role since last certification)</i> 7 years of Design and Construction management and construction coordination with Edmonds School District. 12 years experience design and construction in private practice. Design-Bid-Build, GC/CM, Cooperative Purchasing and Small Works Roster alternative delivery project experience. BArch from RMIT University, Australia. Member A4LE, A4LE 20 under 40, Certificated Construction Manager from University of Washington.	Madrona K-8 School Replacement	51.05M	GC/CM	CC	CC	CC	CC	Sep-15	Feb-21
		Lynnwood Elementary School Replacement	42.2M	GC/CM	CC	CC	CC	CC	Apr-15	Jun-20
		Mountlake Terrace Elementary School Replacement	38.5M	GC/CM	CC	CC	CC	CC	Apr-15	Jun-20
		Spruce Elementary School Replacement Phase 1	27.5M	GC/CM	CC	CC	CC	CC	Jul-16	Feb-21
		Spruce Elementary School Replacement Phase 2	39.5M	GC/CM	CC	CC	PM	PM	Jul-16	On-going
		Oak Heights Elementary School Replacement	90M	GC/CM	PM	PM			Jan-20	On-going
		Education Service Center Lighting/HVAC/Roof Upgrades	8M	GC/CM	CC	CC	PM	PM	Jan-20	On-going
		Site 28 New Elementary School	90M	GC/CM	PM				Jul-22	On-going
Innovative Learning Center	60M	GC/CM	PM				Jul-22	On-going		
8	Michael Nelson Construction Coordinator 7 years construction coordination and management experience at Edmonds School District with 15 years experience design and construction in private practice. Design-Bid-Build, GC/CM, Cooperative Procurement, Small Works Roster alternative project delivery experience. BArch from California Polytechnical University, Member A4LE. Architects License in progress.	Madrona K-8 School Replacement	51.05M	GC/CM	CC	CC	CC	CC	Apr-15	Feb-21
		Spruce Elementary School Replacement Phase 1	27.5M	GC/CM	CC	CC	CC	CC	Jul-16	Feb-21
		Spruce Elementary School Replacement Phase 2	39.5M	GC/CM	CC	CC	CC	CC	Jul-16	On-going
		Education Service Center Lighting/HVAC/Roof Upgrades	8M	GC/CM	CC	CC	CC	CC	Jan-20	On-going
		Oak Heights Elementary School Replacement	90M	GC/CM	CC	CC			Jan-20	On-going
		Site 28 New Elementary School	90M	GC/CM	CC				Jan-20	On-going
Innovative Learning Center	60M	GC/CM	CC				Jan-20	On-going		
9	Sharon James Support Technician 9 years with Edmonds School District, with 5 years as Support Technician to Capital Projects and 3 years in Payroll/HR. 15 years financial side of construction management in private practice. Direct experience with all construction contracts, D-B-B, GC/CM, Small works Roster, Public Works. A4LE member, and Washington Association of School Business Officials Certified School Business Specialist, CSBS Certification in Accounting.	Madrona K-8 School Replacement	51.05M	GC/CM			ST	ST	May-17	Feb-21
		Lynnwood Elementary School Replacement	42.2M	GC/CM			ST	ST	May-17	Jun-20
		Mountlake Terrace Elementary School Replacement	38.5M	GC/CM			ST	ST	May-17	Jun-20
		Spruce Elementary School Replacement Phase 1	27.5M	GC/CM		ST	ST	ST	May-17	Feb-21
		Spruce Elementary School Replacement Phase 2	39.5M	GC/CM	ST	ST	ST	ST	May-17	On-going
		Oak Heights Elementary School Replacement	90M	GC/CM	ST	ST			Jan-20	On-going
		Education Service Center Lighting/HVAC/Roof Upgrades	8M	GC/CM	ST	ST	ST	ST	Jan-20	On-going
		Site 28 New Elementary School	90M	GC/CM	ST				Jan-20	On-going
Innovative Learning Center	60M	GC/CM	ST				Jan-20	On-going		
10	Aaron Pflaumer Capital Projects Office Assistant 5 yrs with Edmonds School District as Capital Projects Assistant. Executes consultant contracts, FF&E purchasing, accounts payable, maintenance and updates of Consultant Roster, web updates, graphics, Experienced with D-B-B, GC/CM, Cooperative Procurement, Small Works Roster alternative delivery. BS in Animation from The Arts Institute California, Member A4LE	Madrona K-8 School Replacement	51.05M	GC/CM			OA	OA	May-18	Feb-21
		Lynnwood Elementary School Replacement	42.2M	GC/CM			OA	OA	May-18	Jun-20
		Mountlake Terrace Elementary School Replacement	38.5M	GC/CM			OA	OA	May-18	Jun-20
		Spruce Elementary School Replacement Phase 1	27.5M	GC/CM			OA	OA	May-18	Feb-21
		Spruce Elementary School Replacement Phase 2	39.5M	GC/CM	OA	OA	OA	OA	May-18	On-going
		Oak Heights Elementary School Replacement	90M	GC/CM	OA	OA			Jan-20	On-going
		Education Service Center Lighting/HVAC/Roof Upgrades	8M	GC/CM	OA	OA	OA	OA	Jan-20	On-going
		Site 28 New Elementary School	90M	GC/CM	OA				Jan-20	On-going
Innovative Learning Center	60M	GC/CM	OA				Jan-20	On-going		

Name	Job Title	Additional GC/CM projects since last application	Project Size (\$)	Project Type	Role during Project Phases				Role Start	Role Finish*
					Planning	Design	Construction	Close-out		
11 Matthew Finch Director Facilities Operations 4 yrs as Director Facilities Operations directing Maintenance, Custodial, Community Use/Rentals, Safety and Community Emergency Preparedness, and Property Management, managing 150 employees. Other roles with the District include 4 yrs Design and Construction Manager, 6 yrs Construction Coordinator, Project Manager for Tacoma Public Schools, and construction management in private practice. Experience with Design-Bid-Build, GC/CM, Cooperative Procurement, Small Works Roster alternative project delivery. BS Business Management degree from University of Phoenix. Member WAMOA and A4LE.	Director Facilities Operations	Madrona K-8 School Replacement	51.05M	GC/CM	PM	PM	PM	DFO	Mar-14	Feb-21
		Lynnwood Elementary School Replacement	42.2M	GC/CM	PM	PM	PM	DFO	Mar-14	Jun-20
		Mountlake Terrace Elementary School Replacement	38.5M	GC/CM	PM	PM	PM	DFO	Mar-14	Jun-20
		Spruce Elementary School Replacement Phase I	27.5M	GC/CM	PM	PM	DFO	DFO	Jul-16	Feb-21
		Spruce Elementary School Replacement Phase 2	39.5M	GC/CM	DFO	DFO	DFO	DFO	Jan-20	On-going
		Oak Heights Elementary School Replacement	90M	GC/CM	DFO	DFO			Jan-20	On-going
		Education Service Center Lighting/HVAC/Roof Upgrades	8M	GC/CM	DFO	DFO	DFO	DFO	Jan-20	On-going
		Site 28 New Elementary School	90M	GC/CM	DFO				Jan-20	On-going
		Innovative Learning Center	60M	GC/CM	DFO			Jan-20	On-going	
12 Gilbert Ayirebi Facilities Systems Coordinator 5 years with Edmonds School District, 3 in current role as Facilities Systems Coordinator, and two in technology. Directs operation of physical security access controls and other network-based building systems. Collaborates with technology, capital projects, facilities and operations, and vendors in design and implementation of technology systems for reconfigurations, remodels and new school construction projects. Mechanical Engineering Degree from Kumasi Polytechnic, Ghana.	Facilities Systems Coordinator	Spruce Elementary School Replacement Phase 2	39.5M	GC/CM	FSC	FSC	FSC		Jan-20	On-going
		Oak Heights Elementary School Replacement	90M	GC/CM	FSC	FSC			Jan-20	On-going
		Education Service Center Lighting/HVAC/Roof Upgrades	8M	GC/CM	FSC	FSC	FSC	FSC	Jan-20	On-going
13 Devone Miles Senior Purchasing Agent 23 years with Edmonds School District, 5 years as senior purchasing agent and previously 18 years as Capital Projects Support Technician. Experience with all construction contract types including D-B-B, GC/CM, Small works roster, and public works projects. Oversee purchasing department, ensure district policies and procedures are followed, as well as district-wide compliance with State and Federal purchasing laws and bidding thresholds. Review district wide contracts, attend and open formal bids. Work to ensure cooperative contracts meet State and District requirements. BA in Speech Communications degree from University of Washington	Senior Purchasing Agent	Madrona K-8 School Replacement	51.05M	GC/CM	ST	ST	SPA	SPA	Sep-15	Feb-21
		Lynnwood Elementary School Replacement	42.2M	GC/CM	ST	ST	SPA	SPA	Sep-15	Jun-20
		Mountlake Terrace Elementary School Replacement	38.5M	GC/CM	ST	ST	SPA	SPA	Sep-15	Jun-20
		Spruce Elementary School Replacement Phase I	27.5M	GC/CM	ST	SPA	SPA	SPA	Jul-16	Feb-21
		Spruce Elementary School Replacement Phase 2	39.5M	GC/CM	SPA	SPA	SPA	SPA	Jul-16	On-going
		Oak Heights Elementary School Replacement	90M	GC/CM	SPA	SPA			Jan-20	On-going
		Education Service Center Lighting/HVAC/Roof Upgrades	8M	GC/CM	SPA	SPA	SPA	SPA	Jan-20	On-going
		Site 28 New Elementary School	90M	GC/CM	SPA				Jan-20	On-going
		Innovative Learning Center	60M	GC/CM	SPA			Jan-20	On-going	

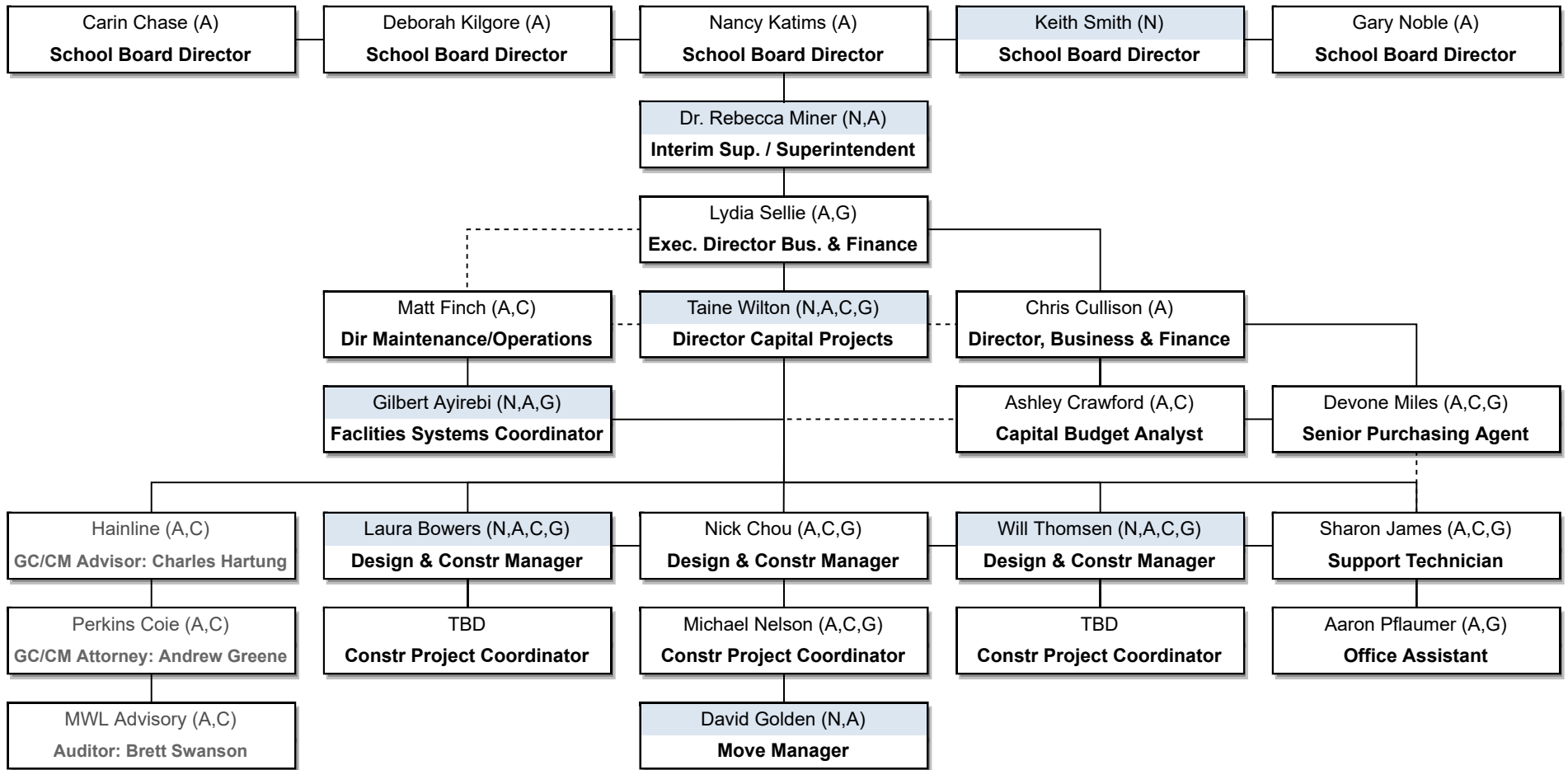
		Role during Project Phases								
Name	Job Title	Additional GC/CM projects since last application	Project Size (\$)	Project Type	Planning	Design	Construction	Close-out	Role Start	Role Finish*
14 Ashley Crawford	Budget Analyst 8 years with Edmonds School District - 6 as budget analyst, and 2 years as Capital Projects office assistant. 2 years prior industry experience as office assistant with bid-build civil contractor. Experience with bid documents, construction contracts, GC/CM, procurement and public works. Completed GC/CM manager workshop with AGC Education foundation. BA in Social Sciences from Washington State University. MRSC CAEC Contract administration certification and Washington Association of School Business Officials member with CSBS Certification in Accounting.	Madrona K-8 School Replacement	51.05M	GC/CM	OA	OA	BA	BA	Sep-15	Feb-21
		Lynnwood Elementary School Replacement	42.2M	GC/CM	OA	OA	BA	BA	Sep-15	Jun-20
		Mountlake Terrace Elementary School Replacement	38.5M	GC/CM	OA	OA	BA	BA	Sep-15	Jun-20
		Spruce Elementary School Replacement Phase I	27.5M	GC/CM	OA	BA	BA	BA	Jul-16	Feb-21
		Spruce Elementary School Replacement Phase 2	39.5M	GC/CM	BA	BA	BA	BA	Jul-16	On-going
		Oak Heights Elementary School Replacement	90M	GC/CM	BA	BA			Jan-20	On-going
		Education Service Center Lighting/HVAC/Roof Upgrades	8M	GC/CM	BA	BA	BA	BA	Jan-20	On-going
		Site 28 New Elementary School	90M	GC/CM	BA				Jan-20	On-going
		Innovative Learning Center	60M	GC/CM	BA				Jan-20	On-going

Legend:

SB - School Board Director, **S** - Superintendent, **ED** - Executive Director, Business & Operations, **FOD** - Director Facilities Operations, **CPD** - Capital Projects Director, **PM** - Project Manager, **CC** - Construction Coordinator, **ST** - Support Technician, **OA** - Office Assistant, **SPA** - Senior Purchasing Agent, **BA** - Budget Analyst, **FSC** - Facilities Systems Coordinator, **PA** - Planning Administrator
***Includes 1 year warranty period**

Edmonds School District

GC/CM Public Body - Organizational Structure with changes since previous Certification



Legend

- N New to Position or Organization since previous certification
- A Additional GC/CM experience since previous certification
- C Completed AGC GC/CM Course
- G GC/CM Continuing Education

- Direct Report
- Collaborative Report

Attachment 5

5. Project Data Collection

Please provide a matrix listing all projects with a total value of greater than \$5 million, including projects with a design agreement or DB agreement awarded within the last 3 years. This list shall also include projects within the public body’s capital plan projected to start within the next three (3) years.

- Project Title
- Description of Project
- Agency’s Project Number
- Project Value
- Delivery Method *[DB, or GC/CM - either actual or as-planned]*
- Whether or not project data has been entered into the CPARB Data Collection System? *(RCW 39.10.,320 and .350) [Yes or No; if No, why not?]*
- Is the project complete *[Yes or No]*

	Project Name	Project Number	Total Project Budget	Delivery Method	Project Entered	Project Complete
1	ESC HVAC/Lighting/Roof Upgrades	1353	\$8 M	GC/CM	*No	Yes
2	College Place Elementary School		\$100 M	TBD	*No	No
3	College Place Middle School		\$175 M	TBD	*No	No
4	Innovative Learning Center		\$60 M	GC/CM	*No	No
5	New Middle School at Former Alderwood Middle		\$175 M	TBD	*No	No
6	Mountlake Terrace HS HVAC System Replacement		\$10M	TBD	*No	No
*Please note the online Project data Collection survey was suspended, so no new entries have been made						

Attachment 6.A

6. GC/CM Self Performance *(complete only if requesting GC/CM re-certification)*

Responding to the 2013 Joint Legislative Audit and Review Committee (JLARC) Recommendations is a priority and focus of CPARB.

Please provide GC/CM project information on subcontract awards and payments, and if completed, a final project report. As prepared for each GC/CM project, please provide documentation supporting compliance with the limitations on the GC/CM self-performed work. This information may include, but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

Recently completed GC/CM projects:

Edmonds School District

Recently Completed GC/CM Projects

Attachment 6A

Name	GC/CM projects	Project Size (\$)	Project Type	Subcontracting Plan				Compliance with 39.10.390
				Maximum Allowable Construction Cost	Total Self Perform Amount	Total Subcontract Amount	% Self Perform	
BNBuilders, Inc.	Spruce Elementary Phase 2	\$39.5M	GC/CM	\$26.3 M	\$6,243,645	\$23,295,077	26.8%	Yes
Lydig Construction	ESC HVAC/Lighting/Roof Upgrades	\$8M	GC/CM	\$4.7 M	\$621,000	\$3,894,472	15.9%	Yes

RCW 39.10.390 Maximum Self Perform = thirty percent of the negotiated maximum allowable construction cost,

PROJECT: Spruce Elementary School - Phase 2
 OWNER: Edmonds School District
 ARCHITECT: Bassetti Architects

ESTIMATE TYPE: GMP
 ISSUE DATE: 5/20/2021

BID PACKAGE NUMBER	BID PACKAGE TITLE	Subcontractor	TOTAL BID PACKAGE BUDGET	AS-BID PACKAGE AMOUNTS	POST BID UPDATES ACCEPTED	FINAL GMP	BUDGET VS. GMP VARIANCE	
BP02.40	Demolition and Abatement	Dickson	\$ 873,406	\$ 540,916	\$ -	\$ 540,916	\$ (332,490)	
BP03.00	Structures	BNB	\$ 3,624,458	\$ 3,718,535	\$ 16,000	\$ 3,734,535	\$ 110,077	
BP07.40	Siding	Northshore Exteriors Inc.	\$ 1,421,393	\$ 1,126,900	\$ 2,000	\$ 1,128,900	\$ (292,493)	
BP07.50	Roofing	Wright Roofing	\$ 517,698	\$ 485,850	\$ 3,825	\$ 489,675	\$ (28,023)	
BP08.10	Doors, Frames and Hardware	BNB	\$ 562,591	\$ 560,000	\$ -	\$ 560,000	\$ (2,591)	
BP08.40	Windows, Glass and Glazing	Pacific Window Systems	\$ 642,889	\$ 712,000	\$ 244,000	\$ 956,000	\$ 313,111	
BP14.20	Elevator	BNB	\$ 128,717	\$ 128,000	\$ -	\$ 128,000	\$ (717)	
BP21.00	Fire Protection	Fireshield	\$ 344,911	\$ 175,592	\$ -	\$ 175,592	\$ (169,319)	
BP22.00	Mechanical	Ramsett	\$ 3,760,298	\$ 2,676,000	\$ 215,000	\$ 2,891,000	\$ (869,298)	
BP26.00	Electrical	Ewing	\$ 3,739,104	\$ 2,112,000	\$ 217,356	\$ 2,329,356	\$ (1,409,748)	
BP31.00	Earthwork and Utilities	Interwest	\$ 4,082,785	\$ 3,675,000	\$ -	\$ 3,675,000	\$ (407,785)	
BP03.10	Site Concrete & Specialties	BNB	\$ 1,295,349	\$ 1,328,343	\$ -	\$ 1,328,343	\$ 32,994	
BP06.40	Architectural Casework	Frontier	\$ 904,775	\$ 857,385	\$ -	\$ 857,385	\$ (47,390)	
BP09.20	GWB Assemblies	Northwest Partitions	\$ 2,618,313	\$ 2,225,000	\$ 15,500	\$ 2,240,500	\$ (377,813)	
BP09.50	Acoustical Assemblies	Acoustics West LLC	\$ 424,181	\$ 286,000	\$ 650	\$ 286,650	\$ (137,531)	
BP09.60	Floor Coverings	Spectra Contract Flooring	\$ 453,099	\$ 356,000	\$ -	\$ 356,000	\$ (97,099)	
BP09.90	Painting and Coatings	Haiiii DBA NW Complete Contracting	\$ 218,794	\$ 171,743	\$ 3,715	\$ 175,458	\$ (43,336)	
BP10.00	Specialties	BNB	\$ 404,899	\$ 492,767	\$ -	\$ 492,767	\$ 87,868	
BP32.90	Irrigation and Landscaping	A-1 Landscaping	\$ 982,321	\$ 949,000	\$ -	\$ 949,000	\$ (33,321)	
DIRECT CONSTRUCTION COSTS (DCC)			\$ 26,999,981	\$ 22,577,031	\$ 718,046.00	\$ 23,295,077	\$ (3,704,904)	
GLI (Calculated as a % of the GMP)			0.90%	\$ 291,477	\$ 248,411	\$ 7,469	\$ 255,880	\$ (35,597)
Negotiated Support Services (est detail)			\$ 1,314,142	\$ 1,411,525	\$ 33,910	\$ 1,445,435	\$ 131,293	
Specified General Conditions (est detail)			\$ 1,315,838	\$ 1,270,613	\$ 6,000	\$ 1,276,613	\$ (39,225)	
MAXIMUM ALLOWABLE CONTRACT COSTS (MACC)			\$ 29,921,438	\$ 25,507,579	\$ 765,425	\$ 26,273,004	\$ (3,648,434)	
MACC CONSTRUCTION CONTINGENCY			5.00%	\$ 1,430,280	\$ 1,211,848	\$ 37,971	\$ 1,249,820	\$ (180,460)
CONTRACTORS FEE			3.30%	\$ 1,034,607	\$ 881,741	\$ 26,512	\$ 908,253	\$ (126,354)
GUARANTEED MAXIMUM PRICE (GMP)			\$ 32,386,325	\$ 27,601,168	\$ 829,909	\$ 28,431,077	\$ (3,955,248)	
SALES TAX			10.50%	\$ 3,400,564	\$ 2,898,123	\$ 87,140	\$ 2,985,263	\$ (415,301)
TOTAL CONSTRUCTION COST (TCC)			\$ 35,786,889	\$ 30,499,291	\$ 917,049	\$ 31,416,340	\$ (4,370,549)	

Self-Performed By BNB at GMP = \$6,243,645

Total Direct Construction Cost at GMP = \$23,295,077

Percentage = 26.8%



SCHEDULE OF VALUES

PROJECT NAME: Educational Services Center Lighting-HVAC-Roof Upgrades		APPLICATION NUMBER: 1-ESC									
		PERIOD TO: 4/30/22									
A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	C APPROVED CHANGES	C REVISED SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D O R E)	G % (G/C)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C-G)	I RETAINAGE
					D PREVIOUS	E THIS PERIOD					
Construction	Direct Construction Cost										
01	BP 01 - HVAC/Plumbing	\$ 1,659,350.00									
02	BP 02 - Electrical	\$ 652,240.00									
03	BP 03 - Self Perform - Demo, Rough Carpentry, Structural Steel, and Openings	\$ 621,000.00									
04	BP 04 - Roofing	\$ 961,882.00									
	Subtotal Direct Construction Cost	\$ 3,894,472.00									
Construction	Maximum Allowable Construction Cost										
06	Negotiated Support Services (NSS)	\$ 501,250.00									
07	Specified General Conditions (SGC's)	\$ 270,540.00									
	Subtotal Maximum Allowable Construction Cost	\$ 771,790.00									
Construction	Contingency/Fee										
08	Construction Contingency	\$ 194,723.60									
09	Contractor's Fee	\$ 298,950.61									
	Subtotal Contingency/Fee:	\$ 493,674.21									
	TOTALS (Carry over to Billing Form)	\$ 5,159,936.21	\$ -	\$ 5,159,936.21	\$ -	#REF!	\$0	#REF!	#REF!	#REF!	\$ -

Self Perform by Lydig at GMP = \$ 621,000.00
 Total Direct Cost at GMP = \$ 3,894,472.00
 Percentage = 16%

Attachment 7. ESD Subcontractor Outreach Plan

7. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small, women and minority-owned business participation.

The Edmonds School District actively works to fulfill its Board Policy 0600 in Section 0000 Planning, Race and Equity and resolves to address opportunity gaps across all ESD departments as well as comply with the District's Strategic Plan embodying the three goals of Equity, Engagement, Excellence. District Capital Projects staff regularly participate in Equity Diversity and Inclusion training and are members of the Association for Learning Environments Justice Equity Diversity and Inclusion Committee both locally and nationally. Our department complies with Office of Superintendent of Public Instruction and State RCWs and WACs, regarding purchased goods, services and construction contracts.

Our process starts with our students, staff, and community. Capital Project's team is made up of women and culturally diverse team members that assist with our awareness of diversity and equity issues. We engage students in the planning, design, and construction process to raise awareness of architectural/engineering and construction trades as career paths. Student involvement is visible in the finished schools. Community involvement helps the design team address concerns so that the design provides better community support.

Capital Projects meets with our Assistant Superintendent of Equity and Student Success. Together we established the following Inclusion Goals: Local 30%, Minority-owned: 10%, Women-owned: 6%, Small: 5%, Veteran-owned: 5%, Apprenticeship: 15%. We intend to update our website with our performance across our most recent projects.

Hiring vendors for large projects using Bond or Levy funding starts with the Request for Qualifications and interview process for both Design Teams and GC/CM partners. We increased the selection criteria points for both based on their ability to demonstrate and implement their inclusion plan. The team members collaborate with the District to meet or exceed District goals for local, minority, women, small, and veteran owned businesses. Our outreach generally leads to match-making exercises between our selected 1st tier architects and contractors and 2nd tier and specialty firms. Each bidder or proposer team outlines their approach to equity and inclusion within their proposals. Acceptable Inclusion Plans are those that state an attainable plan to meet or exceed our inclusion goals, list out specific scopes of work that are available on a project, discuss those opportunities that match available MWBE enterprises, discuss a bidding and packaging strategy that reflects availability, and demonstrates the use of helpful business strategies that welcome and support diverse subconsultants/subcontractors.

For Oak Heights Elementary, our GC/CM hired Darling Nava Consulting, a 3rd party outreach consultant to assist us with meeting our equity goals. Deliverables will include periodic project awareness flyers outlining the opportunities for MWBE/SBE/DBE firm participation. They will help us conduct local outreach events with Tabor, Economic Alliance of Snohomish County, Northwest Minority Builders Alliance, Blue Book, etc. to garner interest and distribute fliers. From there, they will track interest in the project and schedule one on one sessions with select firms to assist in preparing them to be involved in our project (ie. walking through the requirements to bid, assisting in preparations to do so, inviting firms to participate in the NSS portion of the project).

For smaller projects the District hires vendors from our Professional Services Roster, and MRSC Roster. The application now includes a place for vendors to list their MWBE certified businesses. Also, our vendor profile software is being updated to track our performance as we seek to assure visibility of opportunities for local, minority, women, small, and veteran-owned businesses.

Appendix 1

DIVERSITY, EQUITY AND INCLUSION DATA

	MBE	WBE	SBE	DBE & Vet Owned	Local	Consultants / Contractors
ACTUAL	7.8%	8.4%	26.5%	3.0%	56.6%	
GOAL	10.0%	6.0%	5.0%	5.0%	30.0%	
TOTAL	13	14	44	5	94	166

