

# RENTON SCHOOL DISTRICT

## GC/CM CERTIFICATION

1. Please provide the actual utilization for your alternative works projects, particularly GC/CM.

Renton School District has only used the General Contractor/Construction Management (GC/CM) alternate project delivery method. All other projects have been low bid/fixed price. The district is just starting its 4<sup>th</sup> GC/CM project, which is currently in schematic design. Our first GC/CM project began in summer of 2020 and is opening for school operations at end of August. Our second GC/CM project is in phase 4 of completion at Lindbergh High School, and our third GC/CM is currently in construction at Renton High School, modernizing the science classrooms.

Utilization numbers for the above three projects are below:

### Hilltop Heritage Elementary Project

King County Subcontractors Only	61%
King, Snohomish & Pierce County Subcontractors	67%
Minority Owned Businesses	7.62%
Women Owned Businesses	1.45%
Disadvantage Businesses	2.98%
Veteran Owned Businesses	.42%
Small Business	11.52%

### Lindbergh HS Renovation Project

King County Subcontractors Only	63%
King, Snohomish & Pierce County Subcontractors	69%
Minority Owned Businesses	1.19%
Women Owned Businesses	33.95%
Disadvantage Businesses	1.18%
Veteran Owned Businesses	0%
Small Businesses	10.50%

### Renton HS Science Classrooms Renovation Project

King County Subcontractors Only	44%
King, Snohomish & Pierce County Subcontractors	58%
Minority Owned Businesses	7%
Women Owned Businesses	24%
Disadvantaged Businesses	7%
Veteran Owned Businesses	0%
Small Business	7%

2. Please share lessons learned about successful inclusion on your projects.

As Renton School District continues its work to improve upon participation numbers, we are finding that early communication about the project, in all advertisements and throughout the selection process is critical. As the owner, we need to continually impress upon our architect and general contractor partners, that the district is serious about continuous improvement inclusion and participation. In our most recent selection process, we emphasized equity and inclusion more heavily than ever and we ensured the conversation continued from the first advertisement through to the final interviews. It is our experience that our partners are also working through how best to accomplish better participation goals, and are finding that many companies are specifically hiring a FTE or a consultant to assist them with better outreach and marketing to small, local, women, and disadvantaged businesses.

We have also received feedback from our partners on existing construction projects. The bullets below mention consistent approaches to improve upon actual participation percentages.

- Subcontracting Plan which maximizes the number of prime sub-contract bid opportunities - while also being conscious of second tier subcontracted scopes. There are ideal opportunities within second tier scopes for small and women owned business.
- Subcontract bid packages which align with individual trades preferences for scope of work inclusions.
- Clear, Concise, and detailed subcontract bid packages which customize and explain the included scope of work to remove ambiguity.
- Outreach, marketing, and advertising of our projects in all phases of preconstruction and leading up to bid days.
- Early notice of our opportunities, engagement, mentoring and marketing of the work promotes and allows trades to target our project.