

# PROJECT REVIEW COMMITTEE

## QUESTIONS RE: APPLICATION

Meeting Date: September 23, 2022

# NORTHSHORE SCHOOL DISTRICT

## – GC/CM CERTIFICATION

1. In your attachment A, you consider DBB, DB, and GC/CM - how do you determine if a project could be ESCO, cooperative procurement, Job Order Contracting, small works roster, or other delivery methods?

Attachment A was provided to illustrate large, growth projects and major modernizations. However, a similar approach applies for all projects to determine the appropriate delivery method utilizing the following guidelines:

For all projects we review the estimated cost and scope of Work. ESCO projects are those with a scope that improves energy efficiency, such as building envelope improvements or HVAC modernizations. Cooperative procurements are those utilizing existing cooperative agreements choosing vetted contractors available to deliver a specific project scope. Examples of co-op projects that we have completed over the past few years include video camera installations, synthetic turf field replacements, tennis court replacements, and a high school bleacher replacement. The “Small Works” roster is utilized when the scope is fully defined, estimated at less than \$300,000, and where the complete scope can be managed in-house or with minimal need for consultant support.

Currently we do not utilize Job Order contracting. This methodology was mentioned in the application to demonstrate our team’s various types of contracting experience.

2. It appears that every GC/CM project Northshore SD has done in the past 10 years has been awarded to the same general contractor, Cornerstone GC, Inc. Please explain.

The Northshore School District (NSD) previously held Agency approval to use the GC/CM contracting procedure, which was implemented on 6 projects totaling \$350M between 2010 and 2018. For each of these projects, NSD followed WA State RCW procedures for selection and contracting of our GC/CMs using a two-step selection process with a variety of selection committee members. The result of each selection process was that Cornerstone General Contractors was selected to provide GC/CM services, we have been really happy with their team/s and they have delivered excellent results for us. We recognize that there are many highly qualified GC/CM contractors in our area and are committed to modifying our selection practices in future contractor procurement processes to diversify our service providers at NSD.