

FIFE PUBLIC SCHOOLS\FIFE SCHOOL DISTRICT – GC/CM

FIFE PUBLIC SCHOOLS REPLACEMENT HIGH SCHOOL PROJECT

1. What lessons learned from the previous two GC/CM projects will you apply to this project?

Procurement

The collaborative nature of the GC/CM process allowed us to have early open discussions about the procurement of long lead items. Early procurement or change in design allowed us to be nimble and quickly agree on solutions together making the decision-making process much faster due to the collective team approach to problem solving.

Additionally, at Fife Elementary, not only were we able to discuss early material procurement but we also were able to capture dryer weather conditions with an early procurement of the subcontractor bid package for ground preparations and geo pier installation given the high-water table on the site – the same site as Fife High School.

We will look to our next GC/CM contractor to have early discussions about procurement in the design phases and as they arise and over the course of Construction.

Reliable Promising

As a result of the “Schools Team” approach with the local Cities, early partnerships with the GC/CM allowed Fife to create reliable promises with the Architect, City, Contractor, and School District in early design and phasing.

We learned that when we engaged the GC/CM contractor in the design process and early communications with the local jurisdictions, we were able to explore phasing and jurisdiction questions with a high level of confidence that what was being proposed, could, in fact, be accomplished within a critical schedule. Additionally, this allowed us to gain the trust of the Cities early on in the process, which seemed to expedite the Cities’ inspections to proceed smoothly, and any issues were able to be worked out very quickly given the earlier trust that had been established. The smaller, yet urban environment of Fife High School will need this same level of expertise and trust with the jurisdictions.

Diversity and Inclusion

We learned a lot with our other projects and now have a better understanding on what is possible with procurement regarding diversity and inclusion. We aim to improve on our MWBE and local participation results with this project by asking our GCCM partner to integrate shared goals into their procurement strategy early and collaborate to provide increased outreach within our region.