



June 12, 2023

PRC Committee
PRC@des.wa.gov

RE: Renton School District GC/CM Certification

To Members of the PRC Committee:

I am writing this letter to wholeheartedly endorse the GC/CM agency certification application for the Renton School District. As an organization, Cornerstone has had the privilege of collaborating with the District on two separate GC/CM projects since 2020, and our experience has been consistently positive and fruitful.

Throughout our engagements with the Renton School District (RSD), particularly with individuals such as Matt Feldmeyer, Traci Rogstad, Brianne Tomlin, and Mike Cato, we have witnessed their remarkable expertise in adhering to the GC/CM requirements set forth in RCW 39.10. Their approach to projects is characterized by a collaborative mindset, viewing each endeavor as a partnership among the Owner, Design Team, and GC/CM.

RSD has consistently exemplified a commitment to embodying the spirit of the 39.10 legislation, actively working alongside us and the design teams to identify equitable solutions that serve the best interests of the Public. Throughout our collective experience, RSD has emerged as a leader, fostering an inclusive environment that supports disadvantaged businesses as integral participants in their projects.

Given our interactions and observations, we possess unwavering confidence in the Renton School District's ability to effectively execute future projects utilizing the GC/CM method. Consequently, we wholeheartedly recommend that the committee approve their application for agency certification. Should you require any further information or seek to inquire about our firsthand experience working with RSD, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sam Comer', is written over a light blue horizontal line.

Sam Comer
Vice President
Cornerstone General Contractors, Inc.

June 16, 2023

Project Review Committee
Capital Projects Advisory Review Board
Washington State Department of Enterprise Services

Subject: Renton School District Application for Agency GC/CM Certification

Via: Email; PRC@des.wa.gov

Dear Committee Members:

It is with genuine pleasure that I write this letter of support for the Renton School District in favor of their application for Certification for Public Bodies under the requirements of RCW 39.10.270.

I have had the opportunity to work with several staff of the school district over the past few years on several types and scales of projects. All of them have demonstrated the highest level of knowledge and experience to carry out the GC/CM alternate delivery method with success, working closely with the design team and the contractor to always benefit the outcome of the project. I want to note that not all my project experience with the district utilized the GC/CM approach which also demonstrates that the district recognizes when the use of the alternative approach is appropriate and ultimately is a responsible steward of public funds.

I have also participated in the GC/CM selection process along with district staff and I was impressed with the level of planning and professionalism in which the process was conducted, and selection awarded. At every step of the way, I have witnessed a great deal of collaboration and careful management from the leadership of various departments at the district level which proves to me that everyone there is deeply involved in making sure the right decisions are made.

District staff have always shown a high level of integrity and deep knowledge in managing the GC/CM alternative delivery method. While I can only speak in detail about my personal experience on the project that I was involved with, I am also aware of several other successful school projects the district has accomplished that have resulted in amazing facilities. Ultimately, granting this certification will allow the district the flexibility to provide a consistent and well-planned approach to their projects, benefiting the most their community and students.

Please grant this certification to the Renton School District.

Sincerely,



Caroline Lemay, AIA
Principal



June 8, 2023

Traci Brewer-Rogstad
Senior Facilities Program Director
Capital Projects - Capital Planning & Construction
Renton School District No. 403

Re: Renton School District – Letter of Support – Public Body Certification, RCW 39.10.270

Traci,

FORMA has successfully executed multiple projects with Renton School District (RSD) over the last 25 years or more. We have collaborated in multiple delivery methods including alternative contracting, most recently partnering on the Renton High School Science Classroom GCCM project.

Throughout all our work together, we have appreciated the district's professionalism and experience which its staff demonstrates consistently in both procedural matters and enhancing the benefits that alternative delivery like GCCM can provide. RSD has facilitated a culture of inclusion, teamwork, trust, and high expectations for its design partners and us as GCCM. Successful outcomes include high quality facilities, on time delivery, and a value proposition that shows fiscal responsibility to its constituents.

We recognize RSD has appropriately selected alternative GCCM delivery for its most complex projects involving critical phasing, logistics, and occupied campuses. Further, we appreciate RSD's careful coordination and planning amongst all its capital projects which are active or being planned within the various bond cycles we have performed work together.

We offer our highest recommendation and support for RSD to receive public body certification as outlined in RCW 39.10.270.

Thank you.



Keith Michel
Senior Project Manager

June 15th, 2023

Trace Brewer-Rogstad
Senior Facilities Program Director
Capital Projects – Capital Planning and Construction
Renton School District No. 403

Re: Renton School District – Letter of Support – Public Body Certification, RCW 39.10.270

I am writing to endorse the Renton School District's pursuit of approval for the use of the General Contractor/Construction Manager (GCCM) method on upcoming construction projects. I believe that adopting the GCCM method will significantly enhance the efficiency and effectiveness of construction projects within the district.

Having worked closely with the Renton School District on various projects, I have been consistently impressed by their commitment to excellence. The GCCM method aligns with the district's goals, emphasizing collaboration, efficiency, and cost-effectiveness, while maintaining the highest standards of quality. This is evident on the Renton Elementary School Project #16 that is wrapping up construction and is a GCCM project.

The GCCM method offers advantages such as early contractor involvement, facilitating comprehensive planning, accurate cost estimation, and effective scheduling. It fosters a collaborative environment, promotes transparency, and leverages the expertise of the general contractor to identify and resolve potential issues early on. This proactive approach minimizes delays, cost overruns, and other challenges that can arise during construction.

In conclusion, I recommend that the Renton School District receive approval for the use of the General Contractor/Construction Manager (GCCM) method for upcoming construction projects.

Sincerely,

Digitally signed by Brady Bell
DN: C=US, E=bradyb@metrixeng.com,
O=Metrix Engineers, CN=Brady Bell
Date: 2023.06.15 14:36:08-07'00'

METRIX
ENGINEERS

Brady Bell
Mechanical Principal

