

MUKILTEO SCHOOL DISTRICT

- GC/CM RECERTIFICATION

1. In step 2 of your process what is the process in reviewing delivery options for compliance with the RCW? There are really 3 delivery method options but what goes into that discussion to reach a decision? What sort of items are reviewed and discussed and is it only with the PM and CP Director or do you bring others in? The flow chart is good for process, but we need to know what items are discussed in your review.

The Project Manager (PM) and the Director of Capital Projects (CP Director) are the lead people in Step 2 identifying delivery method options as they are most familiar with the identified project. When considering which delivery method, the PM and CP Director will consider the following:

- scope and complexities of the project
- site and existing building conditions
- level of input needed from the school during design
- jurisdictions/agencies that will be a part of the process
- anticipated schedule of the project

These project details are used to filter through the RCW considerations for use of alternative delivery methods (RCW 39.10.300 for Design-Build and RCW 39.10.340 for GC/CM). The PM and CP Director can engage other project managers, staff, or contacts for discussion if they want more perspectives. If the project is considered for GC/CM the PM will complete the Recommendation for Project Approval to use GC/CM, which is attached. The CP Director will review this form and recommendation with detailed explanations (Step 4) before sending it to the Executive Director of District Support Services to confirm the use of GC/CM (Step 5). At this point the PM would work with the CP Director on procurement (Step 6) with the Mukilteo School Board of Directors approving the selection and contract (Step 7).

As mentioned in the application, there are no significant changes in our process since certification.

RECOMMENDATION FOR PROJECT APPROVAL
TO USE THE
GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)
CONTRACTING PROCEDURE
Internal Review and Approval Form

Project Information

Project Name: Enter Project Name

Project Architect: Enter Architect Name

Total Project Budget: Enter Total Budget

Proposed GMP for construction only: Enter Construction Cost

Scope of Work Summary: Describe the project scope in a short paragraph

GC/CM Qualifying Criteria (RCW 39.10.340)

If the answer to any of the questions below is Yes then the GC/CM procurement methodology can be considered for the project

- Does the implementation of the project involve complex scheduling, phasing, or coordination?
☐Yes ☐No
Explain: If Yes provide a short explanation
- Does the project involve construction at an occupied facility which must continue to operate during construction? ☐Yes ☐No
Explain: If Yes provide a short explanation
- Is the involvement of the general contractor/construction manager during design stage critical to the success of the project? ☐Yes ☐No
Explain: If Yes provide a short explanation
- Does the project encompass a complex or technical work environment? ☐Yes ☐No
Explain: If Yes provide a short explanation
- Does the project require specialized work on a building that has historical significance?
☐Yes ☐No
Explain: If Yes provide a short explanation
- Is the project a heavy civil construction project? ☐Yes ☐No
Explain: If Yes provide a short explanation

Public Benefit of GC/CM

Provide information on how use of the GC/CM contracting procedure will serve the public interest.

- How this contracting method provides a substantial benefit
If applicable provide explanation

- How the use of the traditional method of awarding contracts in a lump sum (Design/Bid/Build) is not practical for meeting desired quality standards or delivery schedules
If applicable provide explanation

I recommend GC/CM Delivery Method over Design-Bid-Build. ☐Yes ☐No

GC/CM Delivery Method Recommended by:

Project Manager
Mukilteo School District

Date

Reviewed for Concurrence by:

Director of Capital Projects
Mukilteo School District

Date

GC/CM Delivery Method Recommendation Confirmation:

Executive Director of Support Services
Mukilteo School District

Date