

Mukilteo School District Application for GC/CM Recertification

Capital Projects Advisory Review Board
Project Review Committee
September 25, 2025



Mukilteo
School District

Agenda

- Team Introductions
- Mukilteo School District Overview
- GC/CM Process
 - Determining Delivery Method
 - Project Experience
 - Lessons Learned
 - Outreach
- Summary



Team Introductions

- Karen Mooseker, Executive Director of Support Services
 - 11 years experience with K-12 construction projects
 - 10 GC/CM projects
 - Member of Capital Projects Advisory Review Board (CPARB)
- Shelly Henderson, Director of Capital Projects
 - 30 years experience with K-12 construction projects
 - 14 GC/CM projects
 - Member of GC/CM Best Practices Subcommittee
- Camryn Buck, Fiscal Analyst (new since certification)
 - Extensive financial and contract experience
 - 3 GC/CM projects

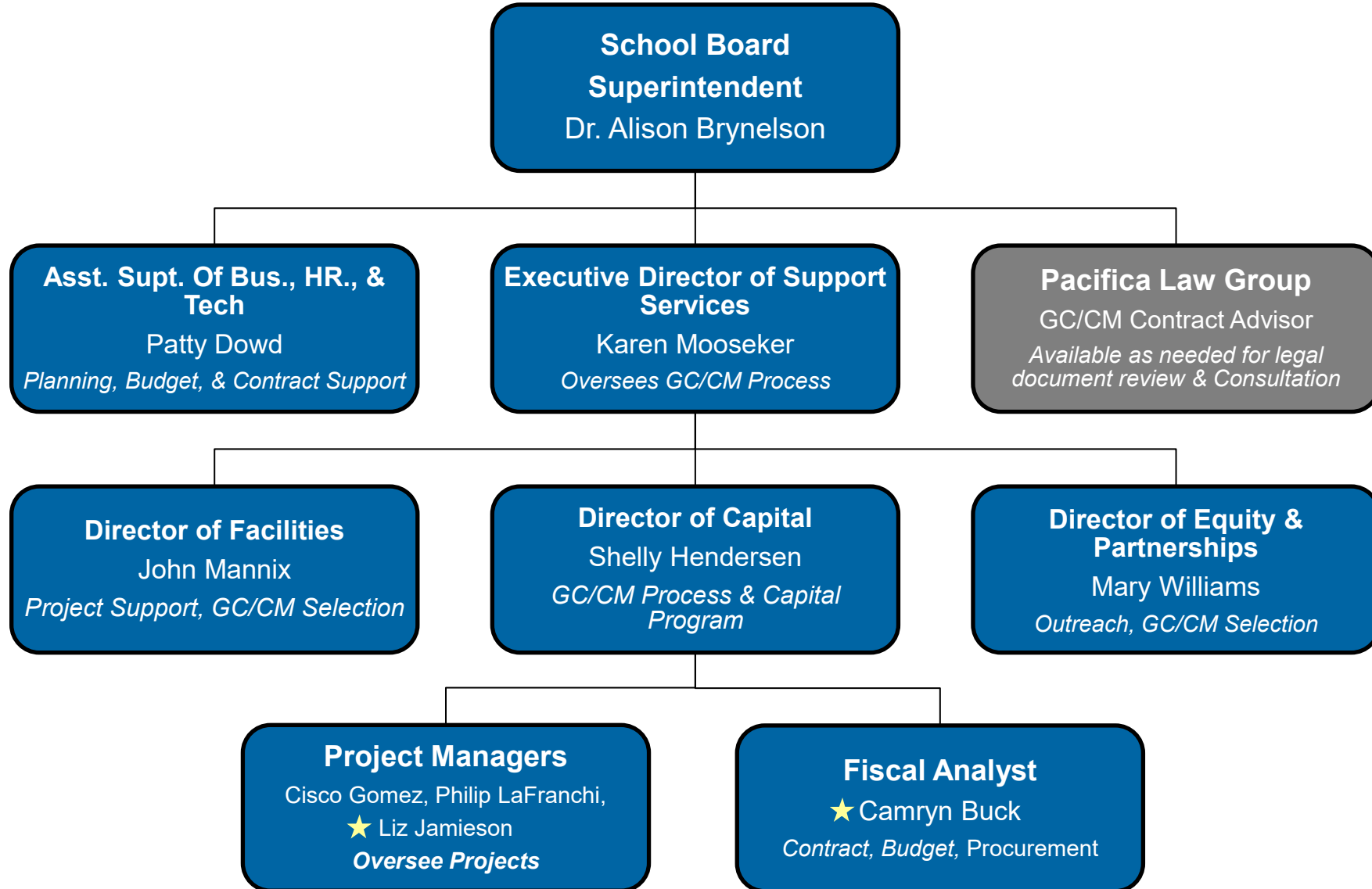


Team Introductions

- Cisco Gomez, Project Manager
 - 8 years of experience with K-12 maintenance & construction projects
 - 5 GC/CM projects
- Liz Jamieson, Project Manager (new since certification)
 - 14 years of experience with K-12 construction projects
 - 1 GC/CM project
- Philip LaFranchi, Project Manager
 - 9 years of experience with K-12 construction projects
 - 3 GC/CM projects



Organizational Structure



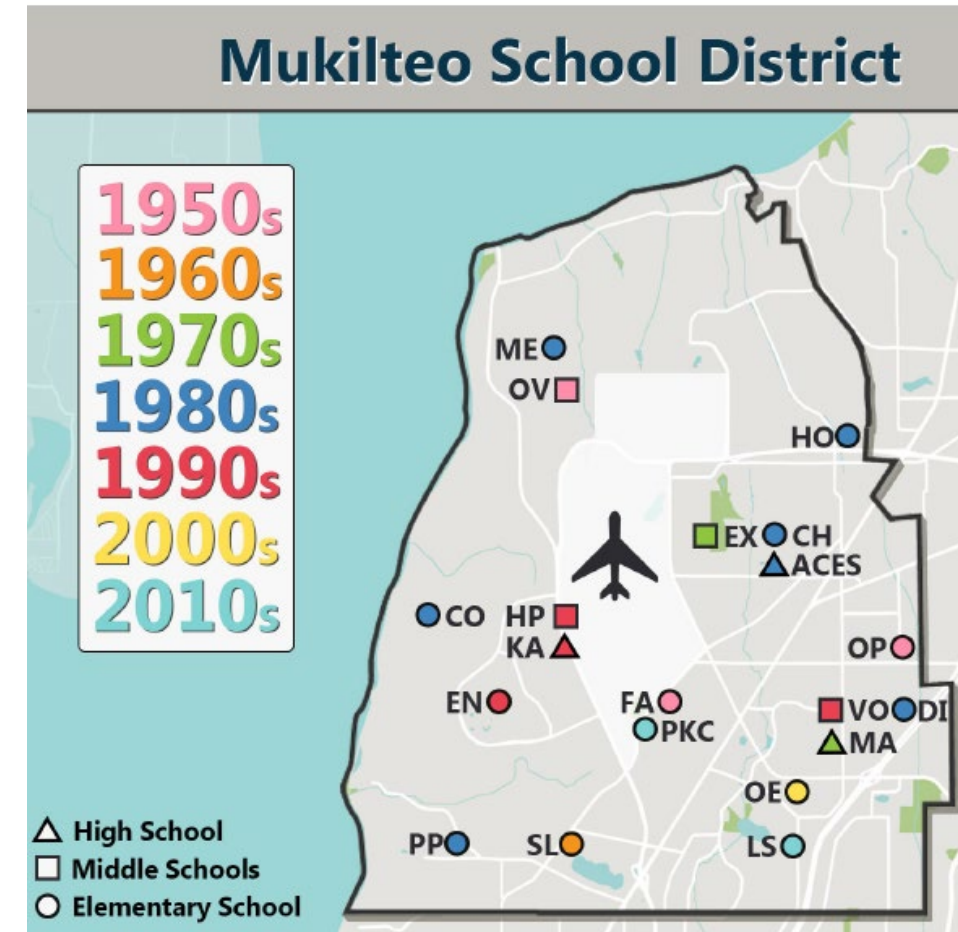
Mukilteo School District (MSD)

Overview

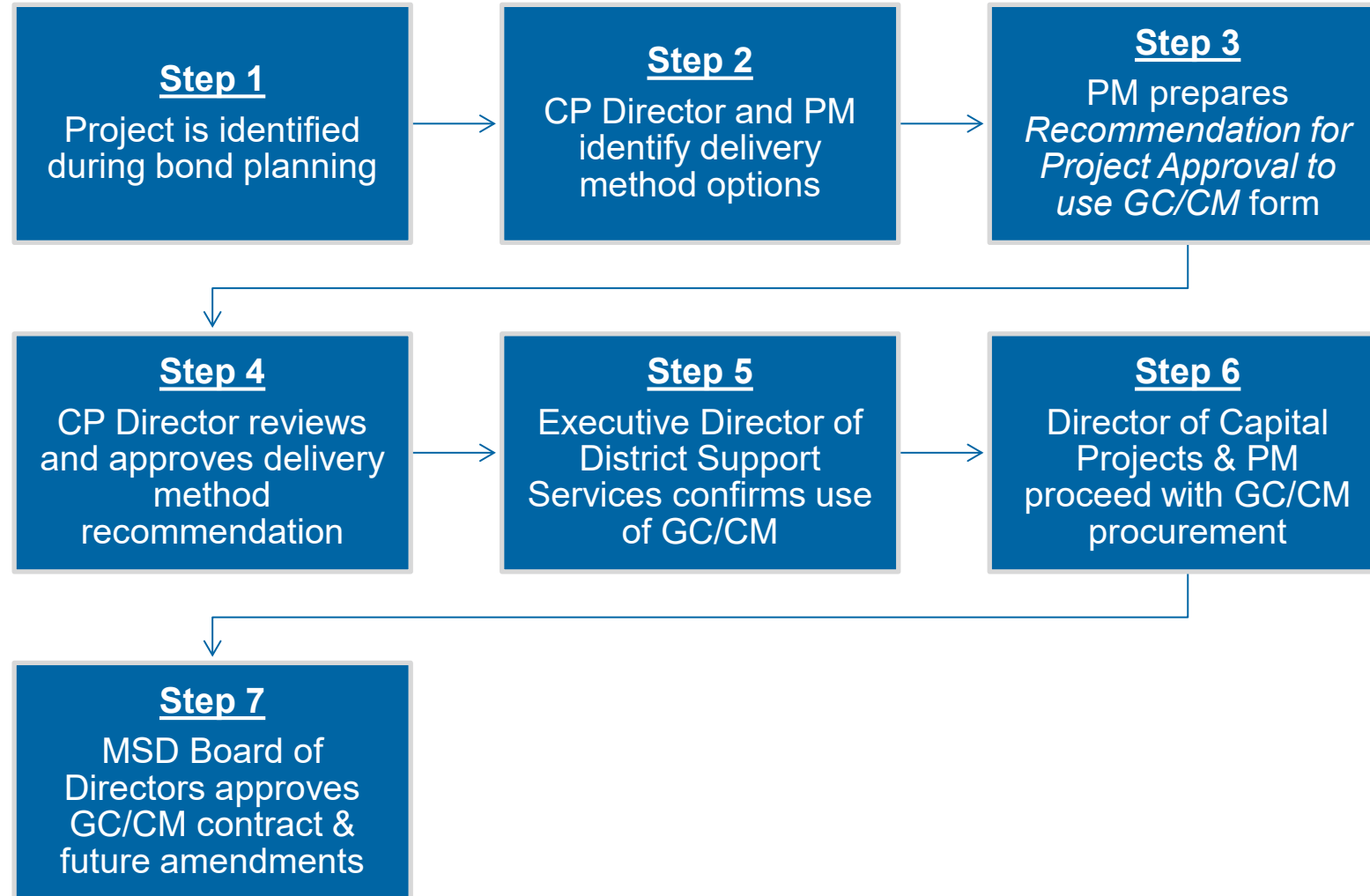
- 21 Schools 14,544 Students
- 26 Square Miles (360 acres)
 - Mukilteo & parts of Everett, Lynnwood, Edmonds, Mill Creek, and Unincorporated Snohomish County
- 117 Languages 28.4% ML
- 66% BIPOC 54.6% Low-Income



Mukilteo School District



Determining Delivery Method



Determining Delivery Method

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



Mukilteo School District

Revised 06/2025

Revised 06/2025

Application Question

- 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.



Application Question

- Consider the following:
 - scope & complexities of the project
 - Site & existing building conditions
 - Level of input needed from school during design
 - Jurisdictions/agencies that will be a part of the process
 - Anticipated schedule of the project
- RCW considerations for alternative delivery methods
- Project Manager & Capital Projects Director may initiate discussion with other project managers, staff, or contacts



Explorer Middle School Phase 1

Project Cost: \$33.5M

Status: Closeout

RCW 39.10 Criteria

- Complex scheduling, phasing, coordination
- Occupied campus
- GC/CM during design critical to success
- Complex work environment



MBE	WBE	SBE	VBE
4.9%*	9.3%*	7.9%*	0.1%*

mahlum



Mukilteo School District

Mukilteo Elementary Phase 1

Project Cost: \$27M

Status: Closeout

RCW 39.10 Criteria

- Complex scheduling, phasing, coordination
- Occupied campus
- GC/CM during design critical to success
- Complex work environment



MBE	WBE	SBE	VBE	Local
1.6%*	5.2%*	2.9%*	0.0%*	34.6%*



Mukilteo School District



SpeeWest

Serene Lake Elementary Phase 1

Project Cost: \$22M Status: Construction

RCW 39.10 Criteria

- Complex scheduling, phasing, coordination
- Occupied campus
- GC/CM during design critical to success
- Complex work environment



MBE	WBE	SBE	VBE	Local
4.5%*	23.5%*	17.0%*	14.0%*	59.2%*

rolludaarchitects

SpeeWest



Mukilteo School District

Lessons Learned

- Procurement Timing
- Document Clarification
- Diversity Outreach
- Stay Connected
- Seek Guidance

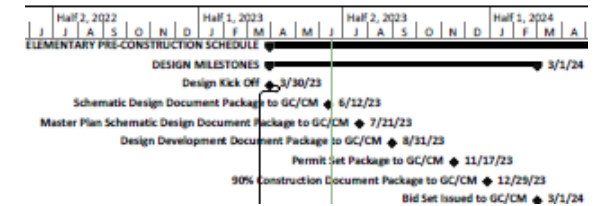
EXHIBIT 2 - COST RESPONSIBILITY MATRIX (09.28.2023)
Serene Lake Elementary Phase I Project
(To be attached to Agreement at contract execution)

In order to assist the GC/CM firm(s) in developing their cost proposals associated with the sealed bid process, the Owner is providing the following Cost Responsibility Matrix ("Matrix"). Each checked box indicates the category of cost to which the owner anticipates the Construction Manager will apply the identified cost item. This Matrix is a guide and is not intended to be a comprehensive list of all activities required to complete the Project. Each firm(s) should refer to the RFP, GC/CM Agreement, and the General Conditions including all addenda, to ascertain all project requirements. Surveying required due to "found conditions" that were unknown and unforeseen in the design, and obtaining information about regulatory requirements shall be part of Negotiated Support Services. The provisions of the body of the GC/CM Agreement, the other Exhibits to the GC/CM Agreement, and the General Conditions shall govern over any inconsistencies with or omissions of the Matrix.

GMP = Total Contract Cost (TCC) = MACC + % Fee + SSC
MACC = Cost of Work + Negotiated Support Services (NSS) + Construction Contingency

Item	Pre-construction Services	Specified General Conditions	GMP (TCC)			Owner
			Fee	MACC		
			Cost of Work	NSS		
1. Negotiations for the scope of work, MACC and GMP			X			
2. Design participation through MACC	X					
3. Other Design Participation		X				
4. Estimating through MACC	X					
5. Meeting minutes through MACC	X					
6. Meeting Minutes after MACC		X				
7. Development of the MACC			X			
8. Development of the GMP			X			
9. Pre-construction schedules	X					
10. Preparation and execution of GC/CM documents		X				
11. Special requirements coordination		X				
12. Coordination of Owner Contracts		X				
13. Sub-contractor and supplier analysis of market conditions prior to bidding	X					
14. Request of and Implementation of Substitutions		X				
15. Participation in Value Engineering studies	X					
16. Participation in pre-bid Constructability Reviews	X					
17. Sub-contractor bid packaging and development	X					
18. Advertise project for bids	X					
19. Conduct pre-bid conferences	X					

MA Cost Responsibility Matrix Matrix Page 1 of 5



Outreach

Project Title	MBE Goal	MBE Actual	WBE Goal	WBE Actual	SBE Goal	SBE Actual	VBE Goal	VBE Actual
Discovery Elementary Addition	10.0%	12.8%	6.0%	11.7%	5.0%	6.8%	5.0%	9.3%
Challenger Elementary Renovation & Additions	10.0%	5.2%	6.0%	20.0%	5.0%	20.5%	5.0%	0.0%
Horizon Elementary Renovation & Additions	10.0%	5.5%	6.0%	19.0%	5.0%	22.0%	5.0%	0.0%
Mariner HS Renovation & Addition	10.0%	0.9%	6.0%	16.2%	5.0%	23.8%	5.0%	0.9%
Explorer Middle School Phase I	10.0%	4.9%*	6.0%	9.3%*	5.0%	7.9%*	5.0%	0.1%*
Mukilteo Elementary Phase I	10.0%	1.6%*	6.0%	5.2%*	5.0%	2.9%*	5.0%	0.0%*
Serene Lake Elementary Phase I	10.0%	4.5%*	6.0%	23.5%*	5.0%	17.0%*	5.0%	14.0%*

*May change as projects are completed



Outreach


- Outreach plan is scored during both written RFP response and interview
- Participate on CPARB Business Equity/Diverse Business Inclusion Committee & subcommittees
- Partner with other school districts for outreach events
- Work with contractors to host outreach events
- Student involvement to grow workforce
- Joined MRSC to expand reach
- Stay committed to learning & improving



Outreach



Mukilteo School District




Mukilteo School District

**Explorer Middle School
Phase 1— Gym/Aux Gym**
Expected Bid Date: Q1 2024
Architect: Mahlum Architects
Contractor: Cornerstone General Contractors
Aaron Beamer
aaronb@cornerstonegd.com
MSD Contact: Liz Jamieson & Cisco Gomez
Jamiesonc@mukilteo.wednet.edu
Gomezcid@mukilteo.wednet.edu

**Serene Lake Elementary
Phase 1— 8 classrooms**
Expected Bid Date: Q1 2024
Architect: Robins Architects
Contractor: Spee West Construction Co.
Kris Christianson
kchristianson@speewest.com
MSD Contact: Philip LaFranchi
Lafranchip@mukilteo.wednet.edu

**Mukilteo Elementary
Phase 1— 10 classrooms**
Expected Bid Date: Q1 2024
Architect: Huttelall & Orenus Architecture
Contractor: Spee West Construction Co.
Kris Christianson
kchristianson@speewest.com
MSD Contact: Philip LaFranchi & Cisco Gomez
Lafranchip@mukilteo.wednet.edu
Gomezcid@mukilteo.wednet.edu

**Additional
Project Information**







SpeedWest
Próximas Licitaciones

Escuela Primaria Lago Sereno
EDMONDS, WA

INFORMACIÓN DEL PROYECTO
La Escuela Primaria Sereno Lago fue construida en 1968 con algunas renovaciones en 1994 y 1995. La escuela está ubicada en el área no incorporada del Condado de Snohomish en un terreno de 10 acres. La superficie total de la escuela es de 49,230 pies cuadrados e incluye cuatro (4) aulas portátiles. Este proyecto será la Fase I de un reemplazo completo de la escuela. La Fase I incluirá la construcción de un nuevo edificio de dos pisos con aulas, que contendrá ocho aulas y espacios de apoyo. Las mejoras en el sitio para la nueva instalación incluirán una nueva tubería de agua principal, hidrantes, conexiones a servicios públicos como alcantarillado pluvial y sanitario, aceras y paisajismo. El edificio 200, que contiene aulas, será demolido al final del proyecto. El distrito anticipa que la construcción comenzará en el verano de 2024 y se completará en el otoño de 2025.

PAQUETES DE LICITACIÓN
Primer Día de Licitación 7/5/24
• Demolición | \$100,000
• Concrete CIP | \$520,000
• Revestimiento de Alabastro | \$150,000
• Suministro de Vigas y Cubierta de Acero | \$100,000
• Acero Estructural y Misceláneo | \$800,000
• Carpintería de Acabado y Mobiliario | \$240,000
• Revestimiento Exterior y WBD | \$640,000
• Aberturas | \$170,000
• Especialidades Misceláneas | \$250,000
• Saneamiento | \$40,000
• Resistentes Contra Incendio | \$90,000
• Plomería y HVAC | \$160,000
• Electricidad | \$1,540,000

Segundo Día de Licitación 9/5/24
• Techo con Membrana Termoplástica | \$230,000
• Fachadas de Aluminio y Aislamiento | \$150,000
• Ensamblajes de Paneles de Yeso (GWB) | \$730,000
• Cielos Acústicos y Paneles | \$120,000
• Azulejos | \$70,000
• Pintura y Recubrimientos | \$160,000
• Pisos Resistentes | \$70,000
• Alfombras | \$350,000
• Movimiento de Tierra y Servicios Públicos | \$1.9M
• Pisos de Agregado Compactado | \$190,000
• Pavimentación de Asfalto | \$70,000
• Paisajismo y Riego | \$570,000
• Cercas y Portones de Malla | \$100,000

CRONOGRAMA DEL PROYECTO*
Planos Disponibles 2/4/24
Reunión Previa a la Licitación: En el sitio del proyecto 13:40 a las 2:30pm
Primer Día de Licitación 7/5/24
Segundo Día de Licitación 9/5/24
Construcción julio 2024 - julio 2025
* El cronograma y los paquetes de licitación son preliminares y están sujetos a cambios.

PARA INFORMACIÓN ADICIONAL:
Jackie Wright - info@speewest.com y/o Darling Neva - outreach@speewest.com, 206.284.7733
www.speewest.com
307 Bell Street, Suite 101 Edmonds, WA 98020 P 206.284.7733 F 206.626.0770



BUILD YOUR COMMUNITY

Explore future building projects with local school districts



JOIN US
Local, small, disadvantaged, minority/women/veteran-owned businesses are invited to learn about Public Works processes and how to participate in learning environment projects

LOOKING TO HIRE
• Small business subcontractors for small works projects
• Local subcontractors for school projects
• MWBE-owned and veteran-owned subcontractors for school projects

WHEN/WHERE
March 13 from 2:30-4:30 p.m.
Sno-Isle TECH Skills Center - 9001 Airport Rd., Everett 98204

HOSTED BY THE REGIONAL OWNER PROJECT FORUM AND SPONSORED BY:



Recertification Qualifications Summary

- ✓ GC/CM Process to determine use
- ✓ Experience in delivering projects under Alternative Public Works
- ✓ Team has management & construction experience using GC/CM
- ✓ No audit findings



Thank you



Mukilteo
School District