

LAKE STEVENS SCHOOL DISTRICT

GC/CM CERTIFICATION

1. With only one project in the district's portfolio performed using the GC/CM method of project delivery and the vast majority of experience in this delivery method associated with the district's consultant team, have you considered obtaining several more approvals of the GC/CM method on a project-by-project basis prior to asking for certification?

Yes, this was a part of our evaluation of whether we would seek agency certification or continue to use the project certification method. There are several reasons we decided to seek agency certification at this time:

- a) Our first GC/CM project, the modernization and expansion of Lake Stevens High School, was so extensive, challenging and complicated that it gave the District a lot of experience in understanding what makes a qualified GC/CM project and what the benefits are to the District of using the GC/CM delivery method. This depth and breadth of experience will be drawn from to make these decisions as an agency in the future.
 - b) The lessons learned from that project – Trust, Collaboration, Communication, Teamwork, Planning, Partnering and Creativity – all provide a tremendous amount of experience to be able to fulfill the responsibilities of agency certification.
 - c) The project was a positive experience. If it wasn't, we probably wouldn't continue to use the GC/CM delivery method.
 - d) The project was a success. If it hadn't been, we would want to do at least another GC/CM project before seeking agency certification.
 - e) We anticipate several potential GC/CM projects as part of our November capital bond. With escalation continuing to erode purchasing power, time will continue to be a variable that we wish to reduce. Securing agency certification will allow the District to move more quickly towards starting the GC/CM process to reduce escalation and get more for the taxpayers' dollars.
2. Please explain your approach, as the Owner, to oversight of GC/CM subcontractor bid packaging.
The District believes that competition is important. Greater competition for bid packages generally yields better bid results, Subcontractor bid packaging is something we review and discuss at length with our GC/CM. It is a District priority to have bid packages that are accessible to small-, minority-, women-, veteran-, and locally-owned businesses. Packaging the work to increase opportunities helps to increase competition. We emphasize with the GC/CM the importance of having good bid coverage on each package, which is generally achieved by ensuring opportunities for smaller subcontractors.
 3. In the Organization Chart provided, in the architect box, it lists NAC Architecture and Dykeman Architecture. Does Lake Stevens SD solely utilize NAC Architecture and Dykeman Architecture for their GC/CM projects?

The District follows the requirements of the RCW when selecting a design firm for a project. The District has worked with NAC Architecture for over 20 years on projects large and small. However,

CAPITAL PROJECTS ADVISORY REVIEW BOARD
PROJECT REVIEW COMMITTEE
QUESTIONS RE: CERTIFICATION APPLICATION
Meeting Date: September 26, 2024
Meeting #1

when evaluating design firms for the Lake Stevens High School GC/CM modernization project, the District felt that another design firm, Dykeman, would be a better fit for several reasons, not the least of which was their recent GC/CM experience on projects of a similar nature.

The District went through an architect procurement process in early May of this year. A public solicitation resulted in seven firms responding. A committee of four chose to interview three firms. After the interview, the committee recommended NAC and Dykeman for the initial potential GC/CM projects planned for early in the bond. Since these firms have been selected, they have been included in our organizational management plan.

The District will continue to evaluate design firms based on the scope and details of each specific project and will choose the design firm that best meets the needs of the District for each project.