

RENTON SCHOOL DISTRICT

LINDBERGH HIGH SCHOOL PHASED MODERNIZATION GC/CM PROJECT ALSO SEEKING APPROVAL TO UTILIZE MC/CM

Alternative Subcontractor Selection Process Questions:

1. Public Benefit –

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

Response:

As part of the planning for our 2019 Capital Projects bond, it was identified that the HVAC system at Lindbergh High School has many components reaching end of life and is in need of upgrades to be in compliance with current codes. At the time of the bond, over \$4 million was allocated specifically to system upgrades outside of program modernization areas. As we considered the various modernization scopes, each having their own HVAC upgrade component, it made sense to combine upgrades throughout the school building with each of the program area upgrades to ensure cohesive implementation of system improvements. This means that over 25% of the total phased modernization budget will be spent on HVAC system improvements and the design will be a critical part of the phasing and implementation conversations. Because the HVAC system is such a large component of the overall Lindbergh project, it makes sense to us to at least consider - and thus ask for PRC approval - such a process for this project. Our goal will then be to weigh and balance the benefits of having an MC/CM on board during design in comparison to any additional costs that might be incurred from not using a low-bid selection process. We do not yet know how that decision will turn out. It would be premature to make that decision until we have gone through the entirety of the decision making process.

Due to the size and complexity of the existing system, we knew that a master plan to address the HVAC system issues would need to be developed and that the funds allocated in the bond would be able to resolve the first phase of this long range plan. We believe that having an MC/CM as part of the project team would provide the benefit of assistance with scope determination and how best to utilize public funds to improve the HVAC system at Lindbergh High School. The MC/CM can collaborate on the master plan and the phase 1 design implementation with our mechanical engineer and bring their expertise to the engineering team. We also believe the MC/CM can assist in determination of cost-efficient design solutions to make best use of public funds for this project.

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public

Response:

Per 39.10.385, the general contractor/construction manager and the public body must determine that use of the alternative selection process is in the best interest of the

public through a public advertisement, hearing, comments, and determination process. If the PRC approves this process for this project, Renton School District and the selected general contractor/construction manager will first discuss among the project team the pros and cons of whether the MC/CM process may make sense for the project. If both parties agree that it makes sense to explore this option further, then Renton School District will work with our selected GC/CM to first publish a notice of intent to use MC/CM selection in one or more legal newspapers at least 14 calendar days before our public hearing. We typically advertise in the DJC and Seattle Times at a minimum but will work with our GC/CM and other local stakeholders to consider additional advertisements on websites for business association and/or other locations and mediums that will be to the benefit of subcontractor inclusion. We will also publish on the Office of Minority and Women's business enterprises and seek their feedback on other publication locations.

We will then work with the GC/CM to conduct a hearing providing opportunity for interested parties to submit written and verbal comments regarding the selection process. Renton School District has identified a GC/CM and MC/CM oversight and selection committee which consists of representatives from Capital Projects, the A/E team, RSD Educators and leadership who will review any comments from the hearing with the GC/CM team to determine if the MC/CM selection process continues to be in the best interest of the public.

Renton School District and the GC/CM will then issue a written final determination to all interested parties regarding the decision and any changes to the selection process made by the oversight committee and will consider any written protests per the requirements of 39.10.385. Once all such matters are considered, the final determination will state the reasons the alternative selection process is in the best interests of the public and will address any comments received regarding criteria and weighting.

2. Public Body Engagement/Knowledge

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process?

Response:

Renton School District will provide partnership with the GC/CM and oversight to ensure there is approval of the process. We will work to ensure that the GC/CM is using all available outreach tools to provide the highest level of subcontractor inclusion in alignment with our aspirational goals for the district. Our goal is that the MC/CM selection process be as transparent and clear as the GC/CM selection process will be. Renton School District will ensure that notice of public solicitation of MC/CM proposals is provided to the Office of Minority and Women's Business Enterprises per 39.10.385 requirements.

Renton School District will identify at least one representative from our Capital Projects and Planning team to participate on the MC/CM proposal evaluation committee, and will recommend that others from the design and planning team be either direct participants or in an oversight/feedback role to this committee. The mechanical engineer at a minimum will be recommended for this role.

As stated previously we have assembled a GC/CM and MC/CM oversight and selection committee comprised of various stakeholders who will continue to review the progress of the GC/CM in the alternative subcontractor selection process. Once the MC/CM selection has been made we will seek approval of the Renton School Board for the inclusion of the MC/CM on the project team before moving forward.

- b. Discuss your organization's ***understanding of the Public Body responsibilities*** contained in RCW 39.10.385, including the audit requirements.

Response:

As the public body we understand that we have important responsibilities in the alternative subcontractor selection process. We must approve of the use of MC/CM and work with the GC/CM to determine that it is in the interest of the public. This will be done through the process of advertisement, public hearing, comment consideration, and determination, as discussed above. Representatives from RSD will participate in the MC/CM selection and proposal review committee. Their participation will include determining evaluation factors and their relative weight for selection. Renton School District will be a direct partner in selection of the MC/CM with the highest scored final proposal based on the factors and weighting determined by the selection committee.

As the MC/CM proposal selection process advances, Renton School District will receive and review protests from proposers and issue final protest decision(s). Once any protests have been resolved, Renton School District will provide approval for the GC/CM to contract with the selected firm to provide preconstruction services. RSD Capital Planning & Construction will seek approval from the Renton School Board for this contract. The Renton School District will also approve the maximum allowable subcontract cost.

At completion of construction, Renton School District will pay for an independent audit to be conducted to confirm the proper accrual costs of the mechanical work. The scope of the audit shall be determined by Renton School District. We understand the importance of providing an independent audit for the transparency and clarity of the alternative subcontractor process on this and future projects.

In summary, the Renton School District understands the importance of a transparent and engaged process to use Alternative Subcontractor Selection for an MC/CM for the phased modernization at Lindbergh High School. We understand the public body responsibilities under RCW 39.10.385 and we will be an active partner with our GC/CM during the selection process.

The HVAC system upgrades are a significant and complex portion of the modernization project and we believe that having the expertise of an MC/CM on the design and construction team may be in the interest of the public on this project, which is why we are asking permission from the PRC for approval. However, even if approved by the PRC, care will be taken at each step of the process to make sure we are considering all relevant factors, and a final determination will not be made until all such processes are complete.