



Mukilteo
School District

Agency Certification General Contractor/Construction Manager (GC/CM)

Capital Projects Advisory Review Board
Project Review Committee

December 1, 2022

Agenda

- **Introductions**
- **Mukilteo School District Overview and Demographics**
- **Capital Bond Program**
- **GC/CM Project Team and Experience:**
 - **Team/Org Chart**
 - **Projects**
 - **Lessons Learned**
- **Diversity, Equity, and Inclusion**
- **Upcoming Projects**
- **Self Determination Process**

PROJECT TEAM - PRESENTERS

MUKILTEO SCHOOL DISTRICT

Karen Mooseker, Executive Director of District Support Services

- 8 years experience with K-12 construction projects
- GC/CM experience – 7 projects
- Member of Capital Projects Advisory Review Board (CPARB)

Shelly Henderson, Director of Capital Projects

- 27 years experience with K-12 construction projects
- GC/CM experience – 11 projects

Philip LaFranchi, Project Manager

- 6 years of experience with K-12 construction projects
- GC/CM experience – 3 projects

Cisco Gomez, Project Manager

- 5 years of experience with K-12 maintenance & construction projects
- GC/CM experience – 3 projects

Amy Stenvall, Fiscal Analyst

- 22 years of experience in K-12, 13 years with K-12 construction projects
- GC/CM experience – 7 projects

PROJECT TEAM

MUKILTEO SCHOOL DISTRICT

Mary Williams, Director of Equity, Family & Community Partnerships

John Mannix, Director of Facilities

Siobhan Waltman, Support Technician

Patty Dowd, Assistant Superintendent of Business, HR & Technology

PACIFICA LAW GROUP – LEGAL COUNSEL/CONTRACT ADVISOR

Zak Tomlinson, Partner

PARAMETRIX – GC/CM ADVISOR

Jim Dugan, Principal-in-Charge

Nicole Brown, Project Manager

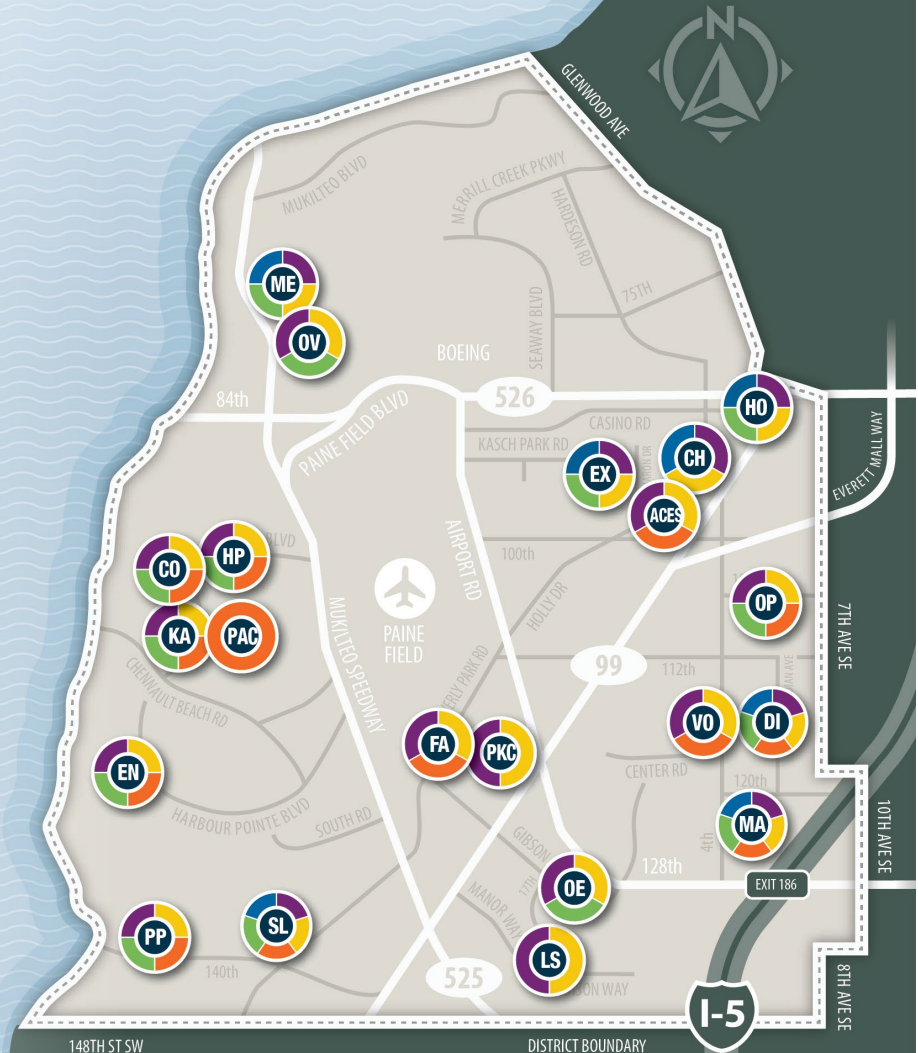
MUKILTEO SCHOOL DISTRICT (MSD)

District overview

15,000 students
26 Square Miles (350 acres)
21 Schools

94 languages
65% BIPOC
22% English Language Learners
55% Low-income

8 Title-1 elementary schools
40% English Language Learners
71% BIPOC
66% Low-income



2020 CAPITAL BOND

\$240 Million Bond

- Approved by voters in February 2020
- \$160 Million for Major Modifications/Additions
- Security Improvements, Building System Improvements, Fields & Courts

GC/CM Projects Completed & In Process

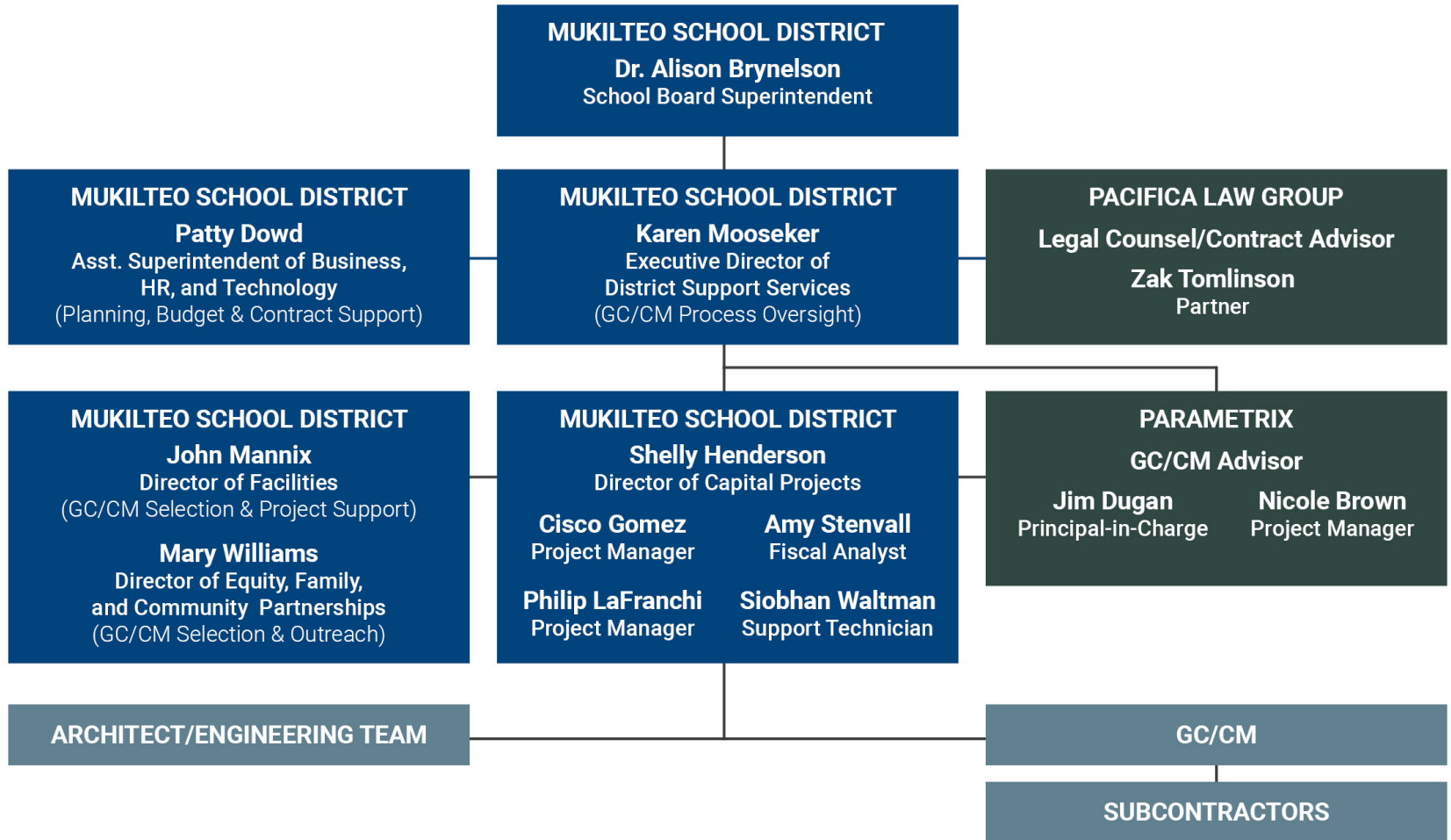
- Discovery Elementary Addition (\$30M, Complete)
- Two Schools – 1 GC/CM Contract (\$30M)
 - Challenger Elementary Addition
 - Horizon Elementary Addition
- Mariner High School Addition (\$25M)

Upcoming Projects

- Phase 1 Replacements
 - Explorer Middle School (\$30M)
 - Mukilteo Elementary (\$25M)
 - Serene Lake Elementary School (\$20M)



GC/CM Project Team



Discovery Elementary School Addition

ARCHITECT
Hutteball + Oremus

PROJECT COST
\$28M

GC/CM
**Cornerstone
General Contractors**

COMPLETED
Oct 2022



Challenger and Horizon Elementary Schools Renovation and Addition

ARCHITECT
**Dykeman
Architects**

GC/CM
**Cornerstone
General Contractors**

PROJECT COST
\$34M

STATUS
In Construction

EST. COMPLETION
Aug 2023



Mariner High School Addition

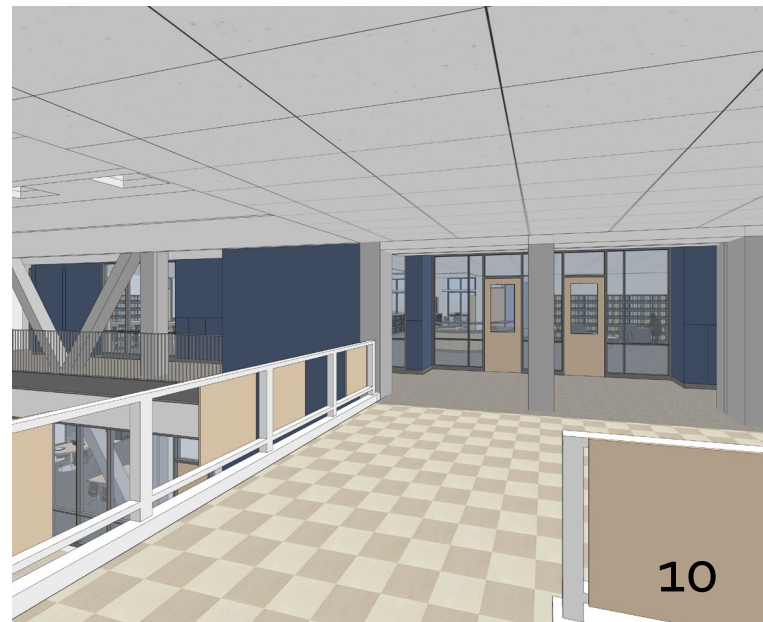
ARCHITECT
**Integrus
Architecture**

GC/CM
**SpeeWest
Construction**

PROJECT COST
\$25M

STATUS
Permit Phase

EST. COMPLETION
Aug 2024



Lessons Learned

- **Partnership with jurisdictions is critical**
- **Open to alternative means & methods**
- **Support & push outreach efforts**
- **Multiple early investigations of site and buildings**
- **Use contractor's knowledge of construction market and real time cost estimates**
- **Provide clear Owner's Project Requirements**
- **RFP Process Debriefs**

Diversity Equity and Inclusion

	GOAL	FINAL	AT BID	
		Discovery Elementary Addition	Challenger Addition/Renovation	Horizon Addition/Renovation
Minority Business Enterprise (MBE)	10%	13.27%	4.70%	4.41%
Women Business Enterprise (WBE)	6%	12.18%	19.17%	17.79%
Small Business Enterprise (SBE)	5%	7.22%	23.87%	22.50%
Veteran Business Enterprise (VBE)	5%	9.19%	0%	0%
Local Business (Snohomish County)	30%	17.93%	12.39%	11.35%

Mariner High School Addition will be bidding January/February

Diversity Equity and Inclusion; Outreach



MARINER HIGH SCHOOL RENOVATION & ADDITION | EVERETT, WA



SCHEDULE

Pre-construction & Community Engagement Now - Jan 2023
 Bid Packages Jan 2023 - Feb 2023
 NSS Buyout Feb - Apr 2023

PROJECT INFORMATION

Mariner High School Remodel and Addition Project consists of a new two story 29,797 s.f. student center, office and library addition to the existing Mariner High School. The scope includes the abatement and demolition of select portions of the existing building, structural upgrades to existing and a campus wide fire alarm replacement in addition to the new structure. Site improvements include utility improvements, a student courtyard and new synthetic turf baseball/softball infields. The school will remain in operation during construction.

**WE ENCOURAGE
 MBE/WBE/VBE/DBE/SBE
 PARTICIPATION**

Negotiated Support Services

- Project signs
- Primary surveying and control
- Construction office and facilities
- Refuse collection, cleanup, removal and disposal from the site
- Dust control
- Power and water use during construction
- Temporary signs
- Fences and barricades
- Temporary sanitation
- Site security including lighting for areas under construction
- Flaggers and traffic control
- Erosion control
- Cranes and hoisting
- Scaffolds and shoring
- Temporary site conditions restorations and modifications
- Temporary heat, power and water
- Final cleaning
- Subcontractor bid document reproduction

POINT OF CONTACT

Darling Nava Consulting | 206.693.1046 | outreach@speewest.com
 Please contact to schedule a 1:1 session with Darling Nava Consulting



CONTACTOS

Vicki Puckett
 Directora de Diversidad, Equidad e Inclusión
 206.702.0625 - Vicki@CornerstoneGCI.com

Max Anderson
 Estimador Senior
 206.354.8191 - Max@CornerstoneGCI.com

Departamento de Estimación
 Estimating@CornerstoneGCI.com

425.481.7460

CornerstoneGCI.com

Diversidad, equidad e inclusión en Cornerstone General Contractors, Inc.

Cornerstone se compromete a fomentar un entorno receptivo e inclusivo mediante la eliminación de barreras para la participación y el logro de un acceso equitativo para todos. Ofrecemos talleres de tutoría y capacitación para enseñar a las empresas cómo revisar los requisitos de licitación de subcontratos, seguir los procedimientos de licitación estándar y comprender la naturaleza de los paquetes de licitación de subcontratos. También proporcionamos recursos y orientación para las empresas sobre cómo registrarse como SBE, MBE, WBE, VBE o DBE.

Nos encantaría apoyar a pequeñas empresas, propiedad de minorías, propiedad de mujeres, propiedad de veteranos y en desventaja, junto con la diversidad de minorías, mujeres, veteranos y la comunidad LGBTQ+ que representan en nuestras comunidades locales.



VICKI PUCKETT

Vicki ofrece apoyo a empresas y comunidades que desean participar en proyectos de Cornerstone. Organiza talleres, reuniones y aprendizajes para ayudar a desarrollar la confianza de que los objetivos de participación son alcanzables.



Remodelación de la Preparatoria Mariner | Everett, WA



SCHEDULE

Pre construcción y enlace con la comunidad Actualmente - Jan 2023.
 Paquetes de licitación finales de Jan 2023 - Feb 2023.
 NSS Compra Feb - Abril 2023.

INFORMACION DEL PROYECTO.

La remodelación y proyecto de adición de la Preparatoria Mariner consiste en un edificio de dos pisos de 29, 797 pies cuadrados, centro de estudiantes, oficina y adición a la librería de la Preparatoria Mariner ya existente. La ampliación incluye reducción y demolición de partes seleccionadas del edificio existente, mejoras estructurales se añadirá y reemplazará la alarma contra incendios a la nueva estructura.

Las mejoras en el sitio incluyen mejoras en los servicios públicos un patio para estudiantes y campos interiores de baseball/softball con pasto sintético. La escuela permanecerá en operación durante la construcción.

**ANIMAMOS LA PARTICIPACIÓN DE
 MBE/WBE/VBE/DBE/SBE**

SERVICIOS DE APOYO NEGOCIADOS.

- Rotulos del proyecto.
- Topografía y control primario
- Oficina de obra e instalaciones.
- Recolección, remoción, eliminación de deshecho, basura y limpieza.
- Control de polvo.
- Uso de electricidad y agua durante la construcción
- Señales temporales.
- Cercas y barricadas.
- Saneamiento temporal.
- Seguridad del sitio, incluyendo la iluminación de áreas en construcción.
- Abanderado de control de tráfico.
- Control de la erosión.
- Grúas y montacargas.
- Andamios y apuntalamientos.
- Restauraciones y modificaciones temporales de las condiciones en el sitio de trabajo.
- Calefacción, electricidad y agua temporales.
- Limpieza final.
- Reproducción de documentos de licitación con subcontratistas.

CONTACTO.

Consultoría Darling Nava | 206.693.1046 | outreach@speewest.com
 Por favor comuníquese para agendar una cita 1:1 Sesión con Consultoría Darling Nava.

**Connect and Build
 with Cornerstone**

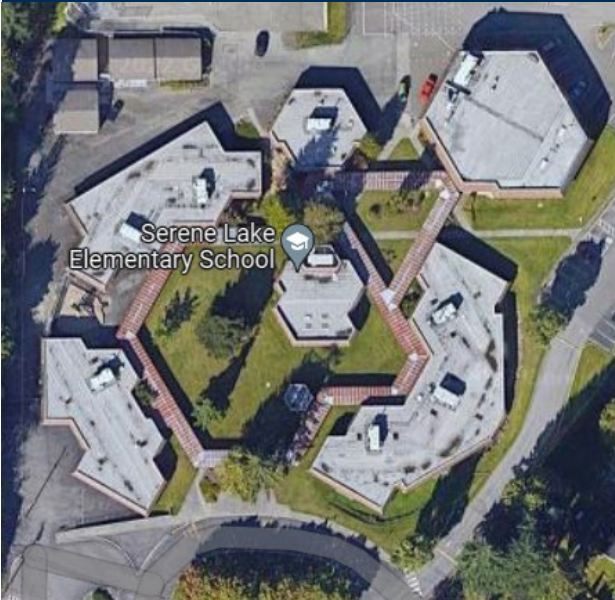


Upcoming Projects

**Mukilteo Elementary
Phase I: \$25M**



**Serene Lake Elementary
Phase I: \$20M**

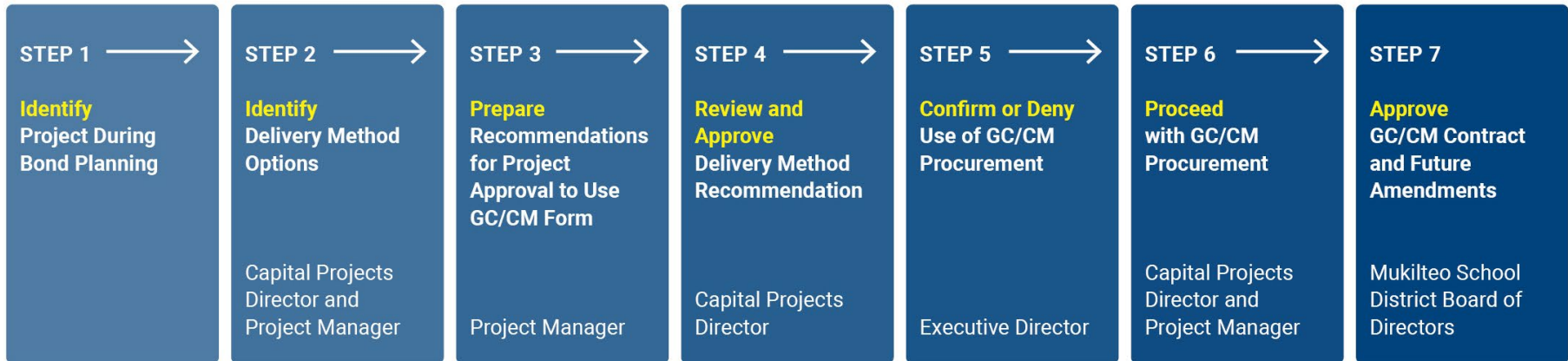


**Explorer Middle School
Phase I: \$30M**



Self Determination Process

GC/CM Project Approval Flow Chart



Self Determination Process

**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

- Is the project to be occupied during the construction phase? Yes No
Explain: If Yes provide a short explanation
- Is the site very constricted with limited access? Yes No
Explain: If Yes provide a short explanation
- The project is very complex or technical requiring high level of expertise? Yes No
Explain: If Yes provide a short explanation
- Implementation involves complex phasing, scheduling or coordination? Yes No
Explain: If Yes provide a short explanation
- The project requires work in historic building or in neighborhood which is very active and requires project input? Yes No
Explain: If Yes provide a short explanation
- Is involvement of a GCCM critical during the design stage due to complexity? Yes No
Explain: If Yes provide a short explanation
- Budget success requires involvement of a GCCM during the design stage? 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

Qualifications Summary

Mukilteo School District

- ✓ **Qualified Team**
- ✓ **Effective Management Plan in Place**
- ✓ **3 GC/CM Projects**
- ✓ **Applies Lessons Learned**
- ✓ **Meet Requirements of RCW 39.10**
- ✓ **No Audit Findings**
- ✓ **Diversity Equity Inclusion Plan**



Mukilteo
School District

Thank you