

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

APPLICATION FOR RECERTIFICATION OF PUBLIC BODY
RCW 39.10 Alternative Public Works Contracting
General Contractor/Construction Manager (GC/CM) and/or Design-Build (DB)

The CPARB PRC will consider recertification applications based upon agency's experience, capability, and success in undertaking Alternative Public Works Contracting utilizing the General Contractor/Construction Manager (GCCM) and/or Design-Build (DB) project delivery process.
Incomplete applications may delay action on your application.

1. Identification of Applicant

- a) Legal name of Public Body (your organization): [Edmonds School District #15](#)
- b) Address: [20420 68th Avenue West, Lynnwood, WA 98036-7400](#)
- c) Contact Person Name: [Edward J. Peters](#) Title: [Capital Projects Director](#)
- d) Phone Number: [\(425\) 431-7170](#) Fax: [\(425\) 431-7171](#) E-mail: peterse@edmonds.wednet.edu
- e) Effective Dates of current Certification [7/24/2014](#) GC/CM [N/A](#) DB
- f) Type of Certification Being Sought GC/CM

2. Experience and Qualifications for Determining Whether Projects Are Appropriate for GCCM and/or DB Alternative Contracting Procedure(s) in RCW 39.10 (RCW 39.10.270 (2)(a))

Limit response to two pages or less.

If there have been any changes to your agency's processes addressing items (a) and (b) below, please submit the revised process chart or list.

- (a) The steps your organization takes to determine that use of GCCM and/or DB is appropriate for a proposed project; and
- (b) The steps your organization takes in approving this determination.

Include and describe any such process changes since your original certification (*and reasoning for same*) to your determination process based upon your experience to date in utilizing the delivery method(s).

[The Edmonds School District uses the same processes as described in our original application to \(a\) determine that use of GCCM and/or DB is appropriate for a proposed project, and to \(b\) approve such determinations. However, the District has applied lessons learned from each project and from other owners in improving its approach. The District is familiar with the University of Washington Delivery Strategy Matrix and related documents, and uses these as a guide. All personnel in the School District's Capital Projects Office have completed the Washington AGC's course on GC/CM \(See attachment A\).](#)

3. Project Delivery Knowledge and Experience (RCW 39.10.270 (3)(b)(i)).

Limit response to two pages or less.

Please describe your organization's experience in delivering projects under Alternative Public Works in the past three years and summarize how these projects met the statutes in RCW 39.10.

- (a) Include the status of each **alternative delivery** project [*planned, underway, or complete, dates, and projected/determined construction cost*]. **DESCRIBE any LITIGATION and SIGNIFICANT DISPUTES ON any Alternative Delivery Project since PREVIOUS certification.**

Use of the GC/CM procurement method for all of the projects listed below was approved by the Edmonds School District Board of Directors upon review of the Delivery Method form. The form for each project lists the specific criteria from RCW 39.10.340 which justifies the use of the GC/CM method.

New Maintenance/Transportation Facility – GC/CM

Underway (In close-out and occupied by District personnel); NTP 5/11/2015; Substantial Completion 8/4/2016
Construction Cost (final GMP) - \$23,398,160
RCW 39.10.340 Criteria – 1, 3, 4
No Litigation or Significant Disputes

Alderwood Middle School Replacement – GC/CM

Underway (In close-out and occupied by students); 6/3/2015, Substantial Completion 12/2/2016
Construction Cost (final GMP) - \$50,740,967
RCW 39.10.340 Criteria – 1, 2, 3, 4
No Litigation or Significant Disputes

Lynndale Elementary School Replacement – GC/CM

Underway (In close-out and occupied by students); NTP 12/17/2015; Substantial Completion 12/1/2016
Construction Cost (final GMP) - \$26,422,769
RCW 39.10.340 Criteria – 1, 2, 3, 4
No Litigation. Substantial completion excluded the exterior siding and stormwater management system. Issues related to these two items are in the process of resolution.

Lynnwood Elementary School Replacement – GC/CM

Planned (In final design/permitting); est. NTP 7/10/2017; est. Final Completion 7/20/2018
Construction Cost (est. GMP) - \$28,610,000
RCW 39.10.340 Criteria – 1, 3, 4
No Litigation or Significant Disputes

Madrona K-8 School Replacement – GC/CM

Planned (In final design/permitting; est. NTP 5/1/2017; est. Final Completion 12/21/2018
Construction Cost (est. GMP) - \$35,710,000
RCW 39.10.340 Criteria – 1, 2, 3, 4
No Litigation or Significant Disputes

Mountlake Terrace Elementary School Replacement – GC/CM

Planned (In final design/permitting); est. NTP 7/10/2017; est. Final Completion 7/20/2018
RCW 39.10.340 Criteria – 1, 3, 4
Construction Cost (est. GMP) - \$25,440,000
No Litigation or significant disputes

Spruce Elementary School Replacement – GC/CM

Planned (In schematic design); est. NTP 7/9/2018; est. Final Completion 7/22/2019
Construction Cost (est. GMP) - \$34,650,000
RCW 39.10.340 Criteria – 1, 3, 4
No Litigation or Significant Disputes

4. Personnel with Construction Experience Using the Contracting Procedure (RCW 39.10.270 (3)(b)(ii) Limit response to two pages or less.

Please provide an updated matrix/chart showing changes in your agency's personnel with management and construction experience using the alternative contracting procedure(s) since the **PREVIOUS** certification. Provide a current organizational chart and highlight changes since **PREVIOUS** certification.

See Attachment B-1, Matrix of Personnel Experience with GC/CM since Previous Certification, and Attachment B-2, Current Organization Chart highlighting changes since Previous Certification.

5. Resolution of Audit Findings on Previous Public Works Projects
(RCW 39.10.270 (3)(c)) *Limit response to one page or less.*

If your organization had audit findings on **any** public works project since the **PREVIOUS** certification application, please specify the project, briefly state those findings, and describe how your organization is resolving them.

The Edmonds School District has received no audit findings on any project identified in our response to Question 6 or any other public works project.

6. Project Data Collection

Please provide a matrix listing of all projects with a total value of greater than \$5 million with a design agreement or design-build agreement in place **as of July 1, 2006**. This list shall also include projects within the public body's capital plan **projected** for the next three (3) years.

- Project Title
- Description of Project
- Agency's Project Number
- Project Value
- Delivery Method [DBB, DB, or GCCM - either actual or as-planned]
- Whether or not project data has been entered into the CPARB Data Collection System? (RCW 39.10.,320 and .350) [Yes or No; if No, why not?]
- Is the project complete [Yes or No]


See Attachment C

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that the PRC may request additional information about your organization, its construction history, and the experience and qualifications of its construction management personnel. You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request for recertification you agree to continue to provide data on such projects in accordance with RCW 39.10 data collection criteria covering the complete history of each of these construction projects. You understand that this information is being used in a study by the State to evaluate the effectiveness of the alternative contracting procedure(s). Additionally, you understand that should this recertification be approved it is only valid for one additional three year period beyond your current certification expiration and that re-certification must be applied for under RCW 39.10.

Signature:
Name: (please print)
Title:
Date:


Edward J. Peters
Capital Projects Director
March 31, 2017

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

APPLICATION FOR RECERTIFICATION OF PUBLIC BODY
RCW 39.10 Alternative Public Works Contracting
General Contractor/Construction Manager (GC/CM) and/or Design-Build (DB)

The CPARB PRC will consider recertification applications based upon agency's experience, capability, and success in undertaking Alternative Public Works Contracting utilizing the General Contractor/Construction Manager (GCCM) and/or Design-Build (DB) project delivery process.
Incomplete applications may delay action on your application.

1. Identification of Applicant

- a) Legal name of Public Body (your organization): [Edmonds School District #15](#)
- b) Address: [20420 68th Avenue West, Lynnwood, WA 98036-7400](#)
- c) Contact Person Name: [Edward J. Peters](#) Title: [Capital Projects Director](#)
- d) Phone Number: [\(425\) 431-7170](#) Fax: [\(425\) 431-7171](#) E-mail: peterse@edmonds.wednet.edu
- e) Effective Dates of current Certification [7/24/2014](#) GC/CM [N/A](#) DB
- f) Type of Certification Being Sought GC/CM

2. Experience and Qualifications for Determining Whether Projects Are Appropriate for GCCM and/or DB Alternative Contracting Procedure(s) in RCW 39.10 (RCW 39.10.270 (2)(a))

Limit response to two pages or less.

If there have been any changes to your agency's processes addressing items (a) and (b) below, please submit the revised process chart or list.

- (a) The steps your organization takes to determine that use of GCCM and/or DB is appropriate for a proposed project; and
- (b) The steps your organization takes in approving this determination.

Include and describe any such process changes since your original certification (*and reasoning for same*) to your determination process based upon your experience to date in utilizing the delivery method(s).

[The Edmonds School District uses the same processes as described in our original application to \(a\) determine that use of GCCM and/or DB is appropriate for a proposed project, and to \(b\) approve such determinations. However, the District has applied lessons learned from each project and from other owners in improving its approach. The District is familiar with the University of Washington Delivery Strategy Matrix and related documents, and uses these as a guide. All personnel in the School District's Capital Projects Office have completed the Washington AGC's course on GC/CM \(See attachment A\).](#)

3. Project Delivery Knowledge and Experience (RCW 39.10.270 (3)(b)(i)).

Limit response to two pages or less.

Please describe your organization's experience in delivering projects under Alternative Public Works in the past three years and summarize how these projects met the statutes in RCW 39.10.

- (a) Include the status of each **alternative delivery** project [*planned, underway, or complete, dates, and projected/determined construction cost*]. **DESCRIBE any LITIGATION and SIGNIFICANT DISPUTES ON any Alternative Delivery Project since PREVIOUS certification.**

Attachment A

2. Experience and Qualifications for Determining Whether Projects Are Appropriate for GCCM and/or DB under Alternative Contracting Procedure(s) in RCW 39.10 (RCW 39.10.270 (3)(a)) Limit response to two pages or less.

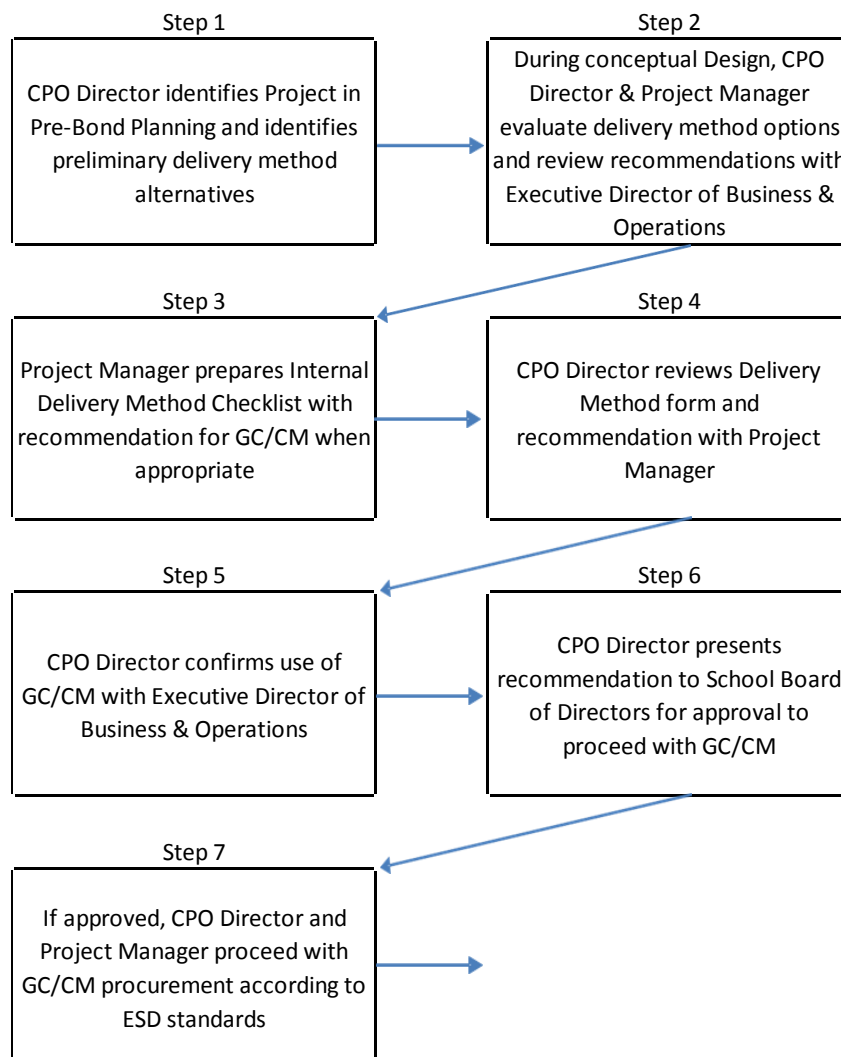
The following is our process as described in our recently revised policies and procedures. The process is largely unchanged, but the steps and approvals have been clarified.

Overview

Project delivery strategy shapes the entire project from conception to owner turnover. Selection of the project delivery method should be driven by the specifics of the project, the needs of the Client, and best practices. Delivery options vary based on the characteristics of each individual project, and based upon the budget of each project. All delivery strategies and procurements must comply with the applicable Revised Codes of Washington (RCWs).

Procedure

Traditional design-bid-build project delivery is a strategy used by CPO on smaller projects; other available strategies include: General Contractor/Construction Manager (GC/CM), Small Works Roster, and, King County Directors Association (KCDA) and other purchasing coops. The Edmonds School has not used Job Order Contracting or District Design-Build (DB), either traditional or progressive, but is researching these methods and assessing their deployment by other entities.



Name	Job Title	Additional GC/CM projects since last application	Project Size	Project Type	Role during Project Phases				Role Start	Role Finish
					Planning	Design	Construction	Close-out		
1 Carin Chase Ann McMurray Gary Noble Susan Phillips Diana White	School Board Directors (The number in parentheses in the role column indicates how many of the current Board were involved in that phase)	Alderwood Middle School Replacement	\$68 M	GC/CM	SB (3)	SB (3)	SB (5)	SB (5)	Nov-13	Dec-17
		Lynndale Elementary School Replacement	\$36 M	GC/CM	SB (3)	SB (3)	SB (5)	SB (5)	Nov-13	Dec-17
		Maintenance & Transportation Facility	\$31 M	GC/CM	SB (3)	SB (3)	SB (5)	SB (5)	Nov-13	Aug-17
		Madrona K-8 School Replacement	\$49.3 M	GC/CM	SB (5)	SB (5)	*		Sep-15	On-going
		Lynnwood Elementary School Replacement	\$40.1 M	GC/CM	SB (5)	SB (5)	*		Sep-15	On-going
		Mountlake Terrace Elementary School Replacement	\$36.3 M	GC/CM	SB (5)	SB (5)	*		Sep-15	On-going
		Spruce Elementary School Replacement	\$48 M	GC/CM	SB (5)	SB (5)			Jul-16	On-going
2 Dr. Kris McDuffy	Superintendent	Alderwood Middle School Replacement	\$68 M	GC/CM			S	S	Jul-16	Dec-17
		Lynndale Elementary School Replacement	\$36 M	GC/CM			S	S	Jul-16	Dec-17
		Maintenance & Transportation Facility	\$31 M	GC/CM			S	S	Jul-16	Aug-17
		Madrona K-8 School Replacement	\$49.3 M	GC/CM		S	*		Jul-16	On-going
		Lynnwood Elementary School Replacement	\$40.1 M	GC/CM		S	*		Jul-16	On-going
		Mountlake Terrace Elementary School Replacement	\$36.3 M	GC/CM		S	*		Jul-16	On-going
		Spruce Elementary School Replacement	\$48 M	GC/CM	S	S			Jul-16	On-going
3 Stewart Mhyre	Executive Director, Business & Operations	Alderwood Middle School Replacement	\$68 M	GC/CM	ED	ED	ED	ED	Nov-13	Dec-17
		Lynndale Elementary School Replacement	\$36 M	GC/CM	ED	ED	ED	ED	Nov-13	Dec-17
		Maintenance & Transportation Facility	\$31 M	GC/CM	ED	ED	ED	ED	Nov-13	Aug-17
		Madrona K-8 School Replacement	\$49.3 M	GC/CM	ED	ED	*		Sep-15	On-going
		Lynnwood Elementary School Replacement	\$40.1 M	GC/CM	ED	ED	*		Sep-15	On-going
		Mountlake Terrace Elementary School Replacement	\$36.3 M	GC/CM	ED	ED	*		Sep-15	On-going
		Spruce Elementary School Replacement	\$48 M	GC/CM	ED	ED			Jul-16	On-going
4 Edward Peters	Capital Project Director	Alderwood Middle School Replacement	\$68 M	GC/CM	CD	CD	CD	CD	Nov-13	Dec-17
		Lynndale Elementary School Replacement	\$36 M	GC/CM	CD	CD	CD	CD	Nov-13	Dec-17
		Maintenance & Transportation Facility	\$31 M	GC/CM	CD	CD	CD	CD	Nov-13	Aug-17
		Madrona K-8 School Replacement	\$49.3 M	GC/CM	CD	CD	*		Sep-15	On-going
		Lynnwood Elementary School Replacement	\$40.1 M	GC/CM	CD	CD	*		Sep-15	On-going
		Mountlake Terrace Elementary School Replacement	\$36.3 M	GC/CM	CD	CD	*		Sep-15	On-going
		Spruce Elementary School Replacement	\$48 M	GC/CM	CD	CD			Jul-16	On-going
5 Nick Chou	Design & Construction Manager	Maintenance & Transportation Facility	\$31 M	GC/CM	PM	PM	PM	PM	May-14	Dec-18
6 Will Thomsen	Construction Coordinator	Maintenance & Transportation Facility	\$31 M	GC/CM		CC	CC	CC	Mar-15	Dec-18
7 Taine Wilton, AIA, LEED AP	Design & Construction Manager	Alderwood Middle School Replacement	\$68 M	GC/CM	PM	PM	PM	PM	Mar-14	On-going
		Lynndale Elementary School Replacement	\$36 M	GC/CM	PM	PM	PM	PM	Apr-14	On-going
		Madrona K-8 School Replacement	\$49.3 M	GC/CM	PM	PM	*		Sep-15	On-going
8 Michael Nelson	Construction Coordinator	Alderwood Middle School Replacement	\$68 M	GC/CM	CC	CC	CC	CC	Mar-15	On-going
		Lynndale Elementary School Replacement	\$36 M	GC/CM	CC	CC	CC	CC	Mar-15	On-going
		Madrona K-8 School Replacement	\$49.3 M	GC/CM	CC	CC	*		Sep-15	On-going
9 Matt Finch	Design & Construction Manager	Lynnwood Elementary School Replacement	\$40.1 M	GC/CM	PM	PM	*		Sep-15	On-going
		Mountlake Terrace Elementary School Replacement	\$36.3 M	GC/CM	PM	PM	*		Sep-15	On-going
		Spruce Elementary School Replacement	\$48 M	GC/CM	PM	PM			Jul-16	On-going

Edmonds School District

Recent Personnel GC/CM Experience

Attachment B-1

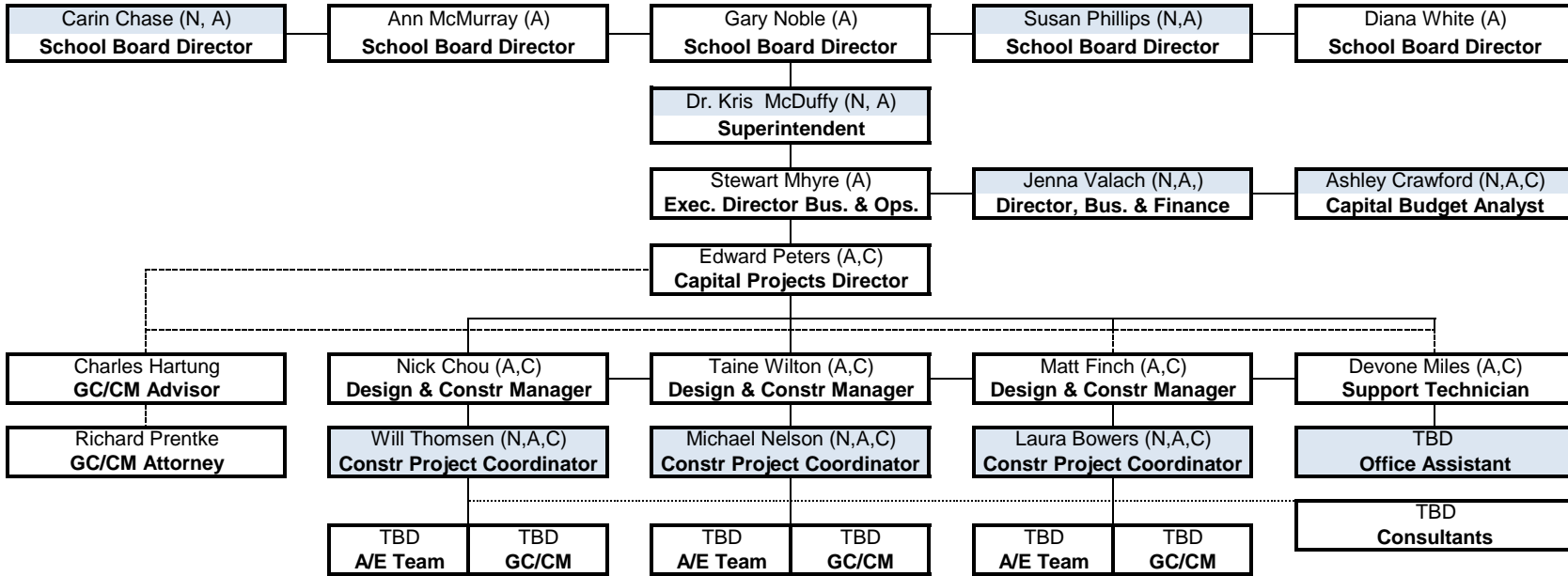
10	Laura Bowers	Construction Coordinator	Lynnwood Elementary School Replacement	\$40.1 M	GC/CM	CC	CC	*	Sep-15	On-going	
			Mountlake Terrace Elementary School Replacement	\$36.3 M	GC/CM	CC	CC	*	Sep-15	On-going	
			Spruce Elementary School Replacement	\$48 M	GC/CM	CC	CC		Jul-16	On-going	
11	Devone Miles	Support Technician	Alderwood Middle School Replacement	\$68 M	GC/CM	ST	ST	ST	ST	Nov-13	Dec-17
			Lynndale Elementary School Replacement	\$36 M	GC/CM	ST	ST	ST	ST	Nov-13	Dec-17
			Maintenance & Transportation Facility	\$31 M	GC/CM	ST	ST	ST	ST	Nov-13	Aug-17
			Madrona K-8 School Replacement	\$49.3 M	GC/CM	ST	ST	*		Sep-15	On-going
			Lynnwood Elementary School Replacement	\$40.1 M	GC/CM	ST	ST	*		Sep-15	On-going
			Mountlake Terrace Elementary School Replacement	\$36.3 M	GC/CM	ST	ST	*		Sep-15	On-going
			Spruce Elementary School Replacement	\$48 M	GC/CM	ST	ST			Jul-16	On-going
12	Ashley Crawford	Office Assistant/Capital Budget Analyst	Alderwood Middle School Replacement	\$68 M	GC/CM	OA	OA	OA	OA	Oct-14	Dec-17
			Lynndale Elementary School Replacement	\$36 M	GC/CM	OA	OA	OA	OA	Nov-14	Dec-17
			Maintenance & Transportation Facility	\$31 M	GC/CM	OA	OA	OA	OA	Dec-14	Aug-17
			Madrona K-8 School Replacement	\$49.3 M	GC/CM	OA	OA/CB	*		Sep-15	On-going
			Lynnwood Elementary School Replacement	\$40.1 M	GC/CM	OA	OA/CB	*		Sep-15	On-going
			Mountlake Terrace Elementary School Replacement	\$36.3 M	GC/CM	OA	OA/CB	*		Sep-15	On-going
			Spruce Elementary School Replacement	\$48 M	GC/CM	OA	OA/CB			Jul-16	On-going

Legend:

SB - School Board Director, **S** - Superintendent, **ED** - Executive Director, Business & Operations, **CD** - Capital Projects Director, **PM** - Project Manager, **CC** - Construction Coordinator, **ST** - Support Technician, **OA** - Office Assistant, **CB** - Capital Budget Analyst

* Construction scheduled to start in May 2017

Edmonds School District
 GC/CM Public Body - Organizational Structure
 with changes since previous Certification



Legend

- N New to Organization since previous certification
- A Additional GC/CM experience since previous certification
- C Completed AGC GC/CM Course

Attachment C - Matrix of projects since July 1, 2006
having a value greater than \$5 million

	Project Name	Project Number	Total Project Budget	Delivery Method	Project Entered	Project Complete
1	Lynnwood High School Replacement	6601	\$99 M	D-B-B	No*	Yes
2	Meadowdale Middle School Replacement	1022	\$50.4 M	GC-CM	No*	Yes
3	2015 Relocatable Classroom Purchase & Installation	1276	\$6.2 M	Purch. Coop	No*	Yes
4	Maintenance & Transportation Center	1027	\$31 M	GC/CM	No*	No**
5	Alderwood Middle School Replacement	1024	\$68 M	GC/CM	No*	No**
6	Lynndale Elementary School Replacement	1025	\$36 M	GC/CM	No*	No**
7	Lynnwood Elementary School Replacement	1052	\$40.1 M	GC/CM	No*	No
8	Madrona K-8 School Replacement	1026	\$49.3 M	GC/CM	No*	No
9	Mountlake Terrace Elementary School Replacement	1050	\$36.3 M	GC/CM	No*	No
10	Spruce Elementary School Replacement	1051	\$48 M	GC/CM	No*	No
11	Additional Elementary & Middle School Replacements	TBD	TBD	TBD	No*	No

**Please Note the online Project Data Collection survey was suspended, so no entries have been added.*

*** As of the date of this application the project is substantially complete and occupied. Close-out is progress.*