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 X 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) Edward J. Peters

**Title:** Capital Projects Director

**Date:** March 31, 2017

*Revised March 2017*  
**GCCM/DB Recertification**
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.**

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   f) Type of Certification Being Sought X 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
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   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)(ii)).

   *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.**

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

Revised March 2017  GCCM/DB Recertification
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.

Step 1
CPO Director identifies Project in Pre-Bond Planning and identifies preliminary delivery method alternatives

Step 2
During conceptual Design, CPO Director & Project Manager evaluate delivery method options and review recommendations with Executive Director of Business & Operations

Step 3
Project Manager prepares Internal Delivery Method Checklist with recommendation for GC/CM when appropriate

Step 4
CPO Director reviews Delivery Method form and recommendation with Project Manager

Step 5
CPO Director confirms use of GC/CM with Executive Director of Business & Operations

Step 6
CPO Director presents recommendation to School Board of Directors for approval to proceed with GC/CM

Step 7
If approved, CPO Director and Project Manager proceed with GC/CM procurement according to ESD standards
## Recent Personnel GC/CM Experience

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<th>Name</th>
<th>Job Title</th>
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<td>Lynnwood Elementary School Replacement</td>
<td>$40.1 M</td>
<td>GC/CM</td>
<td>PM</td>
<td>PM</td>
<td>PM</td>
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<td>GC/CM</td>
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<td>CC</td>
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<td>On-going</td>
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<td>GC/CM</td>
<td>CC</td>
<td>CC</td>
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<td>Devone Miles</td>
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<td>Dec-17</td>
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<td>Dec-17</td>
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**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

Carin Chase (N, A)
School Board Director

Ann McMurray (A)
School Board Director

Gary Noble (A)
School Board Director

Susan Phillips (N,A)
School Board Director

Diana White (A)
School Board Director

Dr. Kris McDuffy (N, A)
Superintendent

Stewart Mhyre (A)
Exec. Director Bus. & Ops.

Jenna Valach (N,A,)
Director, Bus. & Finance

Ashley Crawford (N,A,C)
Capital Budget Analyst

Edward Peters (A,C)
Capital Projects Director

Matt Finch (A,C)
Design & Constr Manager

Nick Chou (A,C)
Design & Constr Manager

Tane Wilton (A,C)
Design & Constr Manager

Devone Miles (A,C)
Support Technician

Stewart Mhyre (A)
Exec. Director Bus. & Ops.

Diana White (A)
School Board Director

Dr. Kris McDuffy (N, A)
Superintendent

Edward Peters (A,C)
Capital Projects Director

Nick Chou (A,C)
Design & Constr Manager

Tane Wilton (A,C)
Design & Constr Manager

Matt Finch (A,C)
Design & Constr Manager

Devone Miles (A,C)
Support Technician

Stewart Mhyre (A)
Exec. Director Bus. & Ops.

Diana White (A)
School Board Director

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Superintendent

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Design & Constr Manager

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Support Technician

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Design & Constr Manager

Matt Finch (A,C)
Design & Constr Manager

Devone Miles (A,C)
Support Technician

Stewart Mhyre (A)
Exec. Director Bus. & Ops.
### Attachment C - Matrix of projects since July 1, 2006 having a value greater than $5 million

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project Number</th>
<th>Total Project Budget</th>
<th>Delivery Method</th>
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<td>$99 M</td>
<td>D-B-B</td>
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<td>3 2015 Relocatable Classroom Purchase &amp; Installation</td>
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<td>Purch. Coop</td>
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<td>GC/CM</td>
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<td>GC/CM</td>
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<td>TBD</td>
<td>TBD</td>
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*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.