



June 24, 2020

Project Review Committee
Department of Enterprise Services
PO Box 41476
Olympia, WA 98504-1476

RE: Central Valley School District – GC/CM Agency Certification

Dear Project Review Committee Members,


Garco Construction has had the opportunity to work with multiple owners on 20+ GC/CM projects over the past 15 years. Most recently we have had the privilege to work with Central Valley School District (CVSD) on two of the five GC/CM projects they have completed or have underway.

Central Valley School District has developed a staff that completely understands the GC/CM process and during 2013-2020, CVSD utilized the GC/CM model to successfully execute difficult phased construction projects that I believe have benefited our community.

Ben Small, CVSD Superintendent and Jay Rowell, Deputy Superintendent have created a culture that focuses on communication, transparency and collective cooperation at every level. During the last 7 years, CVSD has gone out of their way to create a strong working relationship with the design and construction community. One great example of their efforts to create a trusting relationship would be when CVSD invited contractors to lunch to discuss the contractual opportunities of all the projects they were developing. CVSD asked for input from stakeholders, including general contractors, subcontractors and suppliers which immediately established open communication between the administration and the contracting community. Collective collaboration did not stop there: with so many projects anticipated to begin at similar times, phasing was not limited to individual projects. Once contractors were selected for three GC/CM projects additional scheduling was performed by the contractors, typically competitors, to validate a master schedule developed by CVSD that included moving multiple schools into temporary or existing facilities to minimize the overall impact of the construction process throughout the District.

CVSD has continued to regularly invite contractors to “lunch and learn” sessions where we all participate in providing input on what has worked and what can be worked on. By creating this type of atmosphere

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and opportunity for the construction community, Central Valley School District has taken GC/CM to a new level.

I also applaud the fact that during the three-year span they did not just default to pursuing GC/CM approval on all their projects. Multiple projects were ground up on undeveloped sites and did not provide the same level of benefit from the GC/CM process, including the largest project which is the new \$70 million-dollar High School. Their process of determining the specific criteria on a case by case basis has led to the use of the most effective design and construction delivery method for each individual project. I believe CVSD will act in this same manner if they are awarded Agency Certification and will continue to implement a process of analysis to determine the most effective contracting method.

Garco Construction highly recommends the PRC approving Central Valley School District for Agency Certification. Please feel free to contact me if you have any questions regarding CVSD's experience in leading the GC/CM process.

Sincerely,

A handwritten signature in blue ink that reads 'Clancy Webb'.

GARCO CONSTRUCTION | President

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