



NOTICE OF INTENT: Intent to use M/ECCM Alternative Subcontractor Selection Process

PROJECT: Van Asselt School Addition & Mercer Middle School Replacement.

LOCATION: Seattle, WA.

OWNER: Seattle Public Schools.

OWNERS CONSTRUCTION PROJECT MANAGER: Shiels Oblatz Johnsen, Inc.

GC/CM: Cornerstone General Contractors, Inc.

ARCHITECT: Bassetti Architects.

MECHANICAL ENGINEER: Metrix Engineers, LLC.

ELECTRICAL ENGINEER: Hargis Engineers, Inc.

INTENT: The GC/CM and Owner have preliminarily determined that it is in the best interest of the project described below that the alternative Subcontractor Selection Process be used for the Van Asselt School Addition and Asa Mercer Middle School Replacement projects as outlined in RCW 39.10.385 for the Mechanical, Plumbing, HVAC, Controls and Electrical scopes.

COMMENTS, QUESTIONS, AND COPIES OF CRITERIA/WEIGHTS: The GC/CM and Owner are seeking written and verbal comments regarding the justification for using this method, the evaluation criteria, and the weights for each criterion for subcontractor selection. Prior to the public hearing, copies of the proposed evaluation criteria and the applicable weight given to each can be received, and comments/questions can be posed by emailing Bryan Gormley at Bryan@CornerstoneGCI.com.

PUBLIC HEARING DATE/TIME: August 26, 2020 at 10:00 a.m. PDT

PUBLIC HEARING LOCATION: Due to COVID-19 restrictions the public hearing will be held virtually. See ZOOM link below. Please email Bryan Gormley at bryan@cornerstonegci.com if you need assistance.

<https://cornerstonegci.zoom.us/j/96986267467>

PROJECT DESCRIPTION: The overall project consists of two individual projects: *PROJECT #1:* Van Asselt School Addition. This project consists of constructing a new approximate 60,000 SF classroom and gym building. This project also includes renovation of an existing 1909 historic classroom building and an existing 1950's building. *PROJECT #2:* Asa Mercer Middle School Replacement. This project consists of replacement of an existing middle school facility with a new approximate 160,000 SF facility.

BASIS OF ALTERNATIVE SELECTION: Using the alternate subcontractor selection process, these projects would benefit from the knowledge and experience of the selected subcontractor to obtain a high-value and high-quality at a reasonable cost. Cornerstone General Contractors, Inc. (Cornerstone) and Seattle Public Schools (SPS) believe the success of these projects depends greatly upon the experience and qualifications of the selected subcontractor and the staff that are proposed to provide preconstruction and construction services. Cornerstone and SPS expects this delivery method will provide a fiscal benefit through greater cost certainty associated with the MACC, certainty in meeting planned completion dates, reduced claim risks, and reduced change orders and will provide



opportunities to optimize life-cycle savings, design efficiency input, and early MEP coordination using BIM technology to minimize post-bid design changes.

Cornerstone is an equal opportunity employer and request bids from all interested firms including minority-owned, women-owned, disabled-owned, and veteran-owned business enterprises and emerging small business enterprises.

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