

April 14, 2021

Representative Grier Hopkins

Representative.Grier.Hopkins@akleg.gov

RE: LETTER OF SUPPORT FOR HOUSE BILL NO. 160

Dear Representative Hopkins,

I am writing in support of HB160, "An Act relating to the state procurement code; establishing the construction manager general contractor (CM/GC) procurement method; and providing for an effective date." As the President for a General Contractor and with over 20 years of experience in construction management in the state of Alaska, I can attest that the CM/GC procurement and contracting method is to the benefit of the owner, designer, contractor, and the end user.

CM/GC is preferred by most contractors and clients because of its innovative approach for early contractor participation in the pre-construction phases which saves the owner money, eliminates time delays through increased collaboration, reduces and shares risk, and improves design quality and schedule optimization. This process establishes a team-centered project.

If passed, HB160 will allow for a sound regulatory package that provides consistency among DOT&PF's Northern, Central, and Southcoast Region as well as the Division of Facilities in the development, procurement, and evaluation of proposals to select the most qualified contractor. Selecting builders based on qualifications over conventional Design-Bid-Build, or pricing-only, provides many benefits to all parties including completing the project under budget and well within schedule.

The state has been using the CM/GC method for vertical construction projects for many years. Cornerstone has had the privilege of serving as CM/GC on state projects including the Mt. Edgecumbe Aquatic Center in Sitka and the AVTEC Dormitory Replacement in Seward, both of which were completed on time and on-budget. Because of the successful CM/GC vertical projects, I have no doubt that transportation projects will share the same success. I urge you to vote in favor of HB160.

Sincerely,

Joe Jolley

President

jjolley@cornerstoneak.com