

Project Review Committee

Chair Report to CPARB

December 9, 2020

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PRC VIRTUAL MEETING

PRC Chair, Edward Peters

December 3, 2020

WESTERN WASHINGTON UNIVERSITY, GC/CM PROJECT

– *ELECTRICAL ENGINEERING & COMPUTER SCIENCE FACILITY*

- 40K SF new Construction, 20K SF renovation, Exceptionally high goals and emphasis on Sustainability
- \$68 M. Total Project Budget
- Project Team has great depth of experience and qualifications in GC/CM and other Alternative Project Delivery methods.
- Project meets three of the RCW requirements for GC/CM:
 - Complex Phasing on an occupied site
 - Need for integrated design and construction team during design
 - Complex technical requirements for site and systems
- Presented Lesson Learned
- *Unanimous Approval 8/8*

FEDERAL WAY SCHOOL DISTRICT, GC/CM PROJECT

– *OLYMPIC VIEW K-8 SCHOOL*

- Replace existing building with a new 64K SF facility on existing site. School will move to swing site during construction. \$48 M. Total Project Budget.
- District staff and consultants have recent GC/CM experience on several projects.
- Project meets three of the RCW requirements for GC/CM:
 - Complex scheduling in consequence of major permitting delays
 - Need for integrated design and construction team during design
 - Complex technical requirements for site and systems, including poor foundation conditions across entire site, and possible contamination
- Discussed Lesson Learned
- *Unanimous Approval 8/8*

TACOMA PUBLIC SCHOOLS, DESIGN-BUILD PROJECT

– *Fawcett Elementary School Replacement*

- Replace existing building with a new 50K SF facility on existing site. School will move to swing site during construction. \$35.9 M Total Project Budget.
- District emphasizes equity in procurement, adopted Governor's goals for W/MBE participation, has exceeded own goals on previous D/B projects.
- District staff and consultants have recent D/B experience on several projects.
- Project meets two of the RCW requirements for D/B:
 - Opportunity for innovation and efficiencies between designer and builder. Site, structure and systems optimization were achieved on previous D/B elementary school replacement. Ability to dramatically reduce overall schedule.
 - Significant savings in project delivery time. Previous D/B elementary school replacement achieved a time savings of one year, which reduced costs.
- Discussed Lesson Learned
- *Unanimous Approval 8/8*

TACOMA PUBLIC SCHOOLS, DESIGN-BUILD PROJECT

– *Synthetic Fields Bundle*

- Install and/or replace a variety of artificial surfaces for a range of athletic activities at six sites. \$26.3 M. Total project budget
- District emphasizes equity in procurement, adopted Governor's goals for W/MBE participation, has exceeded own goals on previous D/B projects
- Most District staff and all consultants have recent D/B experience on several projects.

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- Project meets two of the RCW requirements for D/B:
 - Opportunity for innovation and efficiencies between designer and builder.
 - Significant savings in project delivery time.
- Discussed Lesson Learned
- *Unanimous Approval 8/8*

PROSSER PUBLIC HOSPITAL DISTRICT, GC/CM PROJECT

– *Prosser Memorial Hospital Replacement*

- \$57 million project budget
- Proposed new two story hospital of 70,000 sf, new medical office building and clinic of 15,000 sf, maintenance building of 1,500 sf and site improvements
- Funding sources mainly USDA Rural Development and Direct Loans, has not been secured yet
- NV5 selected as PM consultant, Perkins Coie is legal consultant, bc Design Group is architect - Hospital staff, PM consultant and Architect do not have WA GC/CM experience.
- Selection process flawed and seemed rushed
- Project fits criteria for GC/CM however, the owner readiness and understanding per the criteria in Part C of Evaluation form (*re: necessary experience or team*) is a fail.
- *Disapproval – 6/8* the main reason was the lack of Washington GC/CM experience by all team members.

WHITE SALMON VALLEY POOL METROPOLITAN PARK DISTRICT, GC/CM PROJECT

– *White Salmon Valley Pool Planning & Construction*

- \$2.5 million project
- Owner’s rep firm from state of Oregon with no RCW 39.10 experience resulting in not meeting the public body requirements to achieve GC/CM approval.
- Selection process was flawed and pointed out in presentation. Did not appear to understand the issue with the process or the RCW as written. The owner team did not seem to be ready or have team to support them.
- *Unanimous Disapproval 8/8*

CITY OF TACOMA AKA TACOMA POWER, DESIGN-BUILD PROJECT

– *Cushman 2 Unit 31 & 32 Rebuild*

- \$29,337,000 project to rebuild 2 hydro turbine-generator units.
- Originally build in 1930 with some upgrades in the 1970’s and 1990’s.
- City of Tacoma is a Certified Public Body to use DB, however since Tacoma Power functions as a separate business unit, they are appealing to the PRC as a precaution.
- Has an experienced team with extensive DB experience
- Meets all the RCW requirements
- Shared Lessons Learned from similar successful projects
- *Approval 8/8*

Total Project Approvals for December:

- 3 Design-Build totaling \$91,560,900
 - 2 GC/CM totaling \$116,000,000
- Total: \$207,560,900**

2020 Statistics:

Total Project Approvals:

12 Design-Build \$ 368,860,648
16 GC/CM \$1,065,292,140
Total \$1,434,152,788

Agency Recertifications:

2 Design-Build
6 GC/CM
Number of Certified Agencies: **12**