

# QUICK START PLANNING PROCESS:

TOP 3 TOPICS FROM THE COMMITTEE LIST - FIND THE LOW HANGING FRUIT

STRATEGIC PRIORITIZATION PROCESS:

WEIGHTED VOTING: 1 OR 2 HANDS

VOTE ON ALL OR NONE OF THE TOPICS

COMBINE LIKE TOPICS:

LINK: TODAY (REVOTE IS AN OPTION)

COMBINE: DISCUSS IN THE 1ST SUB-COMMITTEE MEETING (NOT HERE)

SUB COMMITTEE ASSIGNMENTS:

TODAY - FORMATION OF SUB COMMITTEES - MAKE A PLAN

1st ASSIGNMENT - MINI STRATEGIC PLANNING:

1.) COMPLY WITH LINKAGE TO LEGISLATIVE ASSIGNMENT

2.) COMBINE TOPICS & GENERATE SCOPE DEFINITION

3.) DEVELOP SCHEDULE/PLAN

WORK AS ONE SUB COMMITTEE, SPLIT INTO TWO SUB COMMITTEES, JOIN OTHER SUB COMMITTEES

4.) PRESENT TO BOARD FOR REVIEW AND APPROVAL TO IMPLEMENT & GO FORWARD

## STRATEGIC PLANNING

### The Approach

Develop the Strategic Plan through the input of the Board and Subcommittees and develop a structure showing topics and linkage to ESHB 1830

### The Structure

**The Mission:** The legislative wording & statement about the Board's approach to complying and achieving results

**Summary Overview:** What happened to initiate - get a short term plan in place and actions taken to implement. Strategy of the planning approach to do short term first then develop longer range planning objectives

**Short, Medium, and Long Range Planning:** Overview text from subcommittees' schedules and approach to achieving results

**Subcommittee Information:**

Objectives & Outcomes Expected

Linkage to the legislation and how it complies

Schedule - including milestones & output products

Benefits to the Industry due to this focus topic

Who was/is involved

# THE CPARB MISSION

**From ESHB 1830 (RCW 39.10):**

To provide an evaluation of public capital projects construction processes, including the impact of contracting methods on project outcomes, and to advise the legislature on policies related to alternative public works delivery methods.

**The CPARB has the following Powers and Duties:**

Develop and recommend to the legislature criteria that may be used to determine effective and feasible use of alternative contracting procedures.

Develop and recommend to the legislature qualification standards for general contractors bidding on alternative public works projects.

Develop and recommend to the legislature policies to further enhance the quality, efficiency, and accountability of Capital Construction Projects through the use of traditional and alternative delivery methods in Washington, and make recommendations regarding expansion, continuation, elimination, or modification of the alternative public works contracting methods.

Evaluate the potential future use of other alternative contracting procedures including competitive negotiation contracts.

Sort Type Descriptions	
①	Complete by Mid-December - 2005
②	Complete by August - 2006
③	Complete by Mid-December - 2006
④	Later then 2006

Topic Rankings Results						Board Member Top 3 List	Voting Sort Type - Totals			
Assign Subcommittee Team	①	②	③	④	C	DESCRIPTION	① Dec '05	② Aug '06	③ Dec '06	④ Later
<b>Subcommittee #1 - Data Collection</b>										
1	1					Establish Data Collection System that is consistent.	17	1		
1		5			8	Low Participation of minority firms in public contracting	0	10		
1						Prime Contractor Planning and Reporting	0	C8	C8	C8
1						Consistent evaluation Criteria (of projects requesting use of alternate contracting methods)	3			
<b>Subcommittee #2 - Reauthorization (formerly called Sunset Review)</b>										
2		3			1	Standardize Subcontracts	1	12		
						Develop Standard subcontract terms and conditions for contracts between GC/CM's and subcontractors.	C1	C1	C1	C1
2		3			2	Proper Allocation of Risk	2	12		
2						GC/risk transfer	C2	C2	C2	C2
2						Outside of Legislative Recommendation, and for discussion a. Different ways of responding to Escalation and Market Conditions	C2	C2	C2	C2
2						Clarification of risk on GC/CM -Shifting of Risk to Subcontractors	0	C2	C2	C2

Topic Rankings Results						Board Member Top 3 List	Voting Sort Type - Totals			
Assign Sub-committee Team	1	2	3	4	C	DESCRIPTION	1 Dec '05	2 Aug '06	3 Dec '06	4 Later
2					3	MACC timing on GC/CM Projects	2	3		
2						Outside of Legislative Recommendation, and for discussion a. When to set the MACC	C3	C3	C3	C3
2		3			4	Sub Contractor Eligibility	0	12		
2						GC/CM Subcontractor Selection - clarification of the Standards	C4	C4	C4	C4
2	2	2			6	Remove the sunset	12	15		
2						Removal of the sunset clause for RCW Chapter 39.10.	C6			
2						Permanent removal of the sunset clause for RCW Chapter 39.10.	C6			
2 and 3		1				The choice of which method of contracting to use is a key initial decision to be made.	0	18		
2						Prohibit Incentive Provisions tied to MACC contingency except for schedule milestones and buyout contingency.	0	2		
2						Change Orders - % of markup	0	2		
2						Require owners and GC/CM's response to change order requests within a reasonable period of time.	0	4		
2			3	3	7	MEP (Mech/Elec/Plum) involvement during design	0	4	10	9
2						Issues for Specific Alternative Contracting a. specific to GC/CM: 1) Early selection of major subcontractors during design 2) Bonding b. specific to JOC: 1) Increase number of contracts per owner, and raise dollar limit per work order	C7	C7	C7	C7

Topic Rankings Results					Board Member Top 3 List	Voting Sort Type - Totals				
Assign Subcommittee Team	1	2	3	4	C	DESCRIPTION	1 Dec '05	2 Aug '06	3 Dec '06	4 Later
<b>Subcommittee #3 - Expansion</b>										
3		4			5	Expansion of the usage of GC/CM and design/build to all levels of government	4	11		
3						Retain and Expand Authority for Alternative Contracting	C5 (9)			
3						Retain and Expand Authority for Alternative Contracting	C5 (9)			
3						Expanding GC/CM to Smaller Projects and Inexperienced Owners- examine the risks associated with doing this	C5			
3						Reduction or elimination of limitations based on dollar size	C5			
3						Public bodies authorized to use alternative public works procurement methods.	C5			
3						Types of projects to use alternative public works methods on.	C5			
3						K-12 continue to use alternative contracting options	C5			
3						Legislative clarity - for using GC/CM	C5			
3						Minimum Participant Qualifications for Public Entity use of alternative contracting methods.	C5			
3						Opening the Market to Smaller Local Contractors	5	5		
3	3	5				Legislative expansion of alternative public works contracting methods	9	10		
3	3	3				Add "Best Value" to APW	9	12		

Topic Rankings Results						Board Member Top 3 List	Voting Sort Type - Totals			
Assign Subcommittee Team	1	2	3	4	C	DESCRIPTION	1 Dec '05	2 Aug '06	3 Dec '06	4 Later
3						Better define APW users	5			
2 and 3		1				The choice of which method of contracting to use is a key initial decision to be made.	0	18		
3	3					Low Bid Contractor Selection	9	5		
<b>Subcommittee #4 - Industry-wide Issues</b>										
4		5	1			Responsible Bidder definitions under Design/Bid/Build	4	10	14	0
4			3	1		Compliance with Qualification Based Selection (QBS) Laws	0	0	8	12
4				4		Bid Shopping (Release of all sub-tier awards)	2	8	5	8
4			3			Apprenticeship Utilization	3	3	8	5
4			2			Prompt Payment of vendors and contractors	1	8	12	0
4				2		Right Size of sub contractor packages	0	1	2	11

**CPARB Subcommittees**  
Revised 11/10/05

**Subcommittee Teams**

<b>SUBCOMMITTEE #1 - Data Collection</b>			
<b>Description/Assignment</b>	<b>Member Names</b>	<b>Phone</b>	<b>Email</b>
<b>Establish Data Collection System that is consistent</b>	<b><i>Darlene Septelka - Lead</i></b>	<b>509-358-7910</b>	<a href="mailto:septelka@wsu.edu">septelka@wsu.edu</a>
	AGC (Dan Absher or Rick Slunaker provide name)	253-845-9544 (Dan) 360-352-5000 (Rick)	<a href="mailto:dra@abshernw.com">dra@abshernw.com</a>
	Ed Kommers	206-442-9029	<a href="mailto:ekommers@comcast.net">ekommers@comcast.net</a>
	Carolyn Crowson	360-753-9679	<a href="mailto:carolync@omwbe.wa.gov">carolync@omwbe.wa.gov</a>
	Olivia Yang	206-221-4224	<a href="mailto:oyang@u.washington.edu">oyang@u.washington.edu</a>
	City of Seattle (Rodney - name)	206-684-8241	<a href="mailto:rodney.eng@seattle.gov">rodney.eng@seattle.gov</a>
	Rep. Kathy Haigh	360-786-7966	<a href="mailto:haigh.kathy@leg.wa.gov">haigh.kathy@leg.wa.gov</a>
	OFM (Mike Roberts for name)	360-902-0529 (Mike)	<a href="mailto:Mike.Roberts@OFM.WA.GOV">Mike.Roberts@OFM.WA.GOV</a>
	GA (John Lynch provide name)	360-902-7227	<a href="mailto:jlynch@ga.wa.gov">jlynch@ga.wa.gov</a>
<b>SUBCOMMITTEE #2 - Reauthorization of Alternative Public Works (formerly called Sunset Review)</b>			
<b>Description/Assignment</b>	<b>Member Names</b>	<b>Phone</b>	<b>Email</b>
<b>How to break up the topics of Sunset issues</b>	<b><i>Rodney Eng - Lead</i></b>	<b>206-684-8241</b>	<a href="mailto:rodney.eng@seattle.gov">rodney.eng@seattle.gov</a>
	Dan Absher	253-845-9544	<a href="mailto:dra@abshernw.com">dra@abshernw.com</a>
	Butch Reifert	206-441-4151	<a href="mailto:breifert@mahlum.com">breifert@mahlum.com</a>
	Rocky Sharp	253-383-4546	<a href="mailto:rsharp@madsenelectric.com">rsharp@madsenelectric.com</a>
	Ed Kommers	206-442-9029	<a href="mailto:ekommers@comcast.net">ekommers@comcast.net</a>
	Dave Johnson	360-357-6778	<a href="mailto:DJIW86@aol.com">DJIW86@aol.com</a>
	Olivia Yang	206-221-4224	<a href="mailto:oyang@u.washington.edu">oyang@u.washington.edu</a>
	John Lynch	360-902-7227	<a href="mailto:jlynch@ga.wa.gov">jlynch@ga.wa.gov</a>
	Wendy Keller	206-684-1912	<a href="mailto:Wendy.Keller@METROKC.GOV">Wendy.Keller@METROKC.GOV</a>
	Tom Peterson	206-286-6697	<a href="mailto:Tom-peterson@hoffmancorp.com">Tom-peterson@hoffmancorp.com</a>
	Ashley Probart	360-753-4137	<a href="mailto:ashleyp@awcnet.org">ashleyp@awcnet.org</a>
	Dick Lutz	360-867-9443	<a href="mailto:dicklutz@comcast.net">dicklutz@comcast.net</a>
	Larry Stevens	253-212-1536	<a href="mailto:lwstevens@wwbd.org">lwstevens@wwbd.org</a>

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**CPARB Subcommittees**  
Revised 11/10/05

**Subcommittee Teams**

<b>SUBCOMMITTEE #3 - Expansion</b>			
<b>Description/Assignment</b>	<b>Member Names</b>	<b>Phone</b>	<b>Email</b>
<b>New users of APW, New methods &amp; New Projects</b>	<b><i>Olivia Yang - Lead</i></b>	<b>206-221-4224</b>	<a href="mailto:oyang@u.washington.edu">oyang@u.washington.edu</a>
	<b>Butch Reifert</b>	<b>206-441-4151</b>	<a href="mailto:breifert@mahlum.com">breifert@mahlum.com</a>
	<b>Ed Kommers</b>	<b>206-442-9029</b>	<a href="mailto:ekommers@comcast.net">ekommers@comcast.net</a>
	<b>Dave Johnson</b>	<b>360-357-6778</b>	<a href="mailto:DJIW86@aol.com">DJIW86@aol.com</a>
	<b>John Lynch</b>	<b>360-902-7227</b>	<a href="mailto:jlynch@ga.wa.gov">jlynch@ga.wa.gov</a>
	<b>Gary Ballew</b>	<b>509-736-3082</b>	<a href="mailto:gary.ballew@co.benton.wa.us">gary.ballew@co.benton.wa.us</a>
	<b>Rodney Eng</b>	<b>206-684-8241</b>	<a href="mailto:rodney.eng@seattle.gov">rodney.eng@seattle.gov</a>
	<b>Michael Mequet</b>	<b>206-835-7637</b>	<a href="mailto:mequet.m@portseattle.org">mequet.m@portseattle.org</a>
	<b>Larry Byers</b>	<b>206-628-7221</b>	<a href="mailto:larryb@cbic.com">larryb@cbic.com</a>
	<b>Nora Huey</b>	<b>206-684-2049</b>	<a href="mailto:Nora.Huey@MetroKC.gov">Nora.Huey@MetroKC.gov</a>
	<b>Tom Peterson</b>	<b>206-286-6697</b>	<a href="mailto:Tom-peterson@hoffmancorp.com">Tom-peterson@hoffmancorp.com</a>
	<b>Rick Slunaker</b>	<b>360-352-5000</b>	<a href="mailto:rslunaker@agcwa.com">rslunaker@agcwa.com</a>
	<b>Ashley Probart</b>	<b>360-753-4137</b>	<a href="mailto:ashleyp@awcnet.org">ashleyp@awcnet.org</a>
	<b>Dick Lutz</b>	<b>360-867-9443</b>	<a href="mailto:dicklutz@comcast.net">dicklutz@comcast.net</a>
<b>Larry Stevens</b>	<b>253-212-1536</b>	<a href="mailto:lwstevens@wwbd.org">lwstevens@wwbd.org</a>	

**11/10/05**

CPARB Subcommittees  
Revised 11/10/05

Subcommittee Teams

**SUBCOMMITTEE #4 - Industry Wide Issues - ASSIGNED, but not active at this time.**

Description/Assignment	Member Names	Phone	Email
<b>Modifications or refinements for Industry Wide Issues that affect All Public Works</b>	<i>Dave Johnson - Lead</i>	360-357-6778	<a href="mailto:DJIW86@aol.com">DJIW86@aol.com</a>
	Dan Absher	253-845-9544	<a href="mailto:dra@abshernw.com">dra@abshernw.com</a>
	Butch Reifert	206-441-4151	<a href="mailto:breifert@mahlum.com">breifert@mahlum.com</a>
	Ed Kommers	206-442-9029	<a href="mailto:ekommers@comcast.net">ekommers@comcast.net</a>
	Carolyn Crowson	360-753-9679	<a href="mailto:carolync@omwbe.wa.gov">carolync@omwbe.wa.gov</a>
	Olivia Yang	206-221-4224	<a href="mailto:oyang@u.washington.edu">oyang@u.washington.edu</a>
	GA (John Lynch provide name)	360-902-7227	<a href="mailto:jlynch@ga.wa.gov">jlynch@ga.wa.gov</a>
	Gary Ballew	509-736-3082	<a href="mailto:gary.ballew@co.benton.wa.us">gary.ballew@co.benton.wa.us</a>
	Rodney Eng	206-684-8241	<a href="mailto:rodney.eng@seattle.gov">rodney.eng@seattle.gov</a>
	Michael Mequet	206-835-7637	<a href="mailto:mequet.m@portseattle.org">mequet.m@portseattle.org</a>
	Wendy Keller	206-684-1912	<a href="mailto:Wendy.Keller@METROKC.GOV">Wendy.Keller@METROKC.GOV</a>
	G.S. "Duke" Schaub	360-352-5000	<a href="mailto:dschaub@agcwa.com">dschaub@agcwa.com</a>
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11/10/05

**COMPLIANCE WITH THE LEGISLATION - ESHB 1830**

**FIND THE HOLES - WHAT TOPICS NEED TO BE ADDED TO THE LIST FOR SUBCOMMITTEE CONSIDERATION?**

(A) To provide an evaluation of public capital projects construction processes, including the impact of contracting methods on project outcomes, and to advise the legislature on policies related to alternative public works delivery methods.

*Hole: Add "and traditional" into the mission statement. After discussion, CPARB decided not to add anything.*

(B) Develop and recommend to the legislature criteria that may be used to determine effective and feasible use of alternative contracting procedures.

( C ) Develop and recommend to the legislature qualification standards for general contractors bidding on alternative public works projects.

(D) Develop and recommend to the legislature policies to further enhance the quality, efficiency, and accountability of Capital Construction Projects through the use of traditional and alternative delivery methods in Washington, and make recommendations regarding expansion, continuation, elimination, or modification of the alternative public works contracting methods.

(E) Evaluate the potential future use of other alternative contracting procedures including competitive negotiation contracts.

*Hole: Subcomm #3 - competitive negotiation contracts - should arrange presentation to CPARB on what this is.*





**CONSEQUENCES OF SUCCESS**

**Q1: The actions and output of this Board are Very Successful - What is the Consequence of this for you - for you organization - and the**

Set some very clear criteria - who is allowed to use the process

Be fair for the size of contractors - risk factors - be as fair as possible in the competitive process

Implement our priorities and which will allow us to support the GC/CM Process

Commodity and controversial, bring the Sub contractors on board

Focus on other methods (beside GC/CM) D/B and D/B/B - on all different methods

Product that is the best for the Public - good for Sub Contractors and the whole community

Success from the Industry perspective - product that has a better allocation of the risk - resulting in less controversy between the parties - better pricing - Industry gets a better product to the Public at a good price - efficient in how we provide that product

Profitable and fair opportunities for the small Sub Contractors and Small Businesses

Transparency of the process - types of projects, size

Best Value Model - focus on getting the best possible contractors on Public Work Projects

Consistency and clarity in use and evaluation of each of the contracting methods

Coming together to agree on the recommendations to the Legislature

**CONSEQUENCES OF SUCCESS**

**Q1: The actions and output of this Board are Very Successful - What is the Consequence of this for you - for you organization - and the**

Long term - build bridges to each other - continue communication on better practices

Have the tools to deliver the best possible projects, quality, on time, on budget - challenge with shrinking resources - meeting the elements of Public Works that are a part of our lives

Make evaluations on whether to continue this process - answer the fundamental question on continuation of this process - clear acknowledgement of the value "APM" and recognition of advantages and problems

See continued use of bonding - in what ever method of contracting is utilized - to continue protection as from the past

**CONSEQUENCES OF FAILURE**

**What is the Consequence of this for you - for you organization - and the industry?**

Make decisions at the Legislative level that are based on untrue criteria - without clear guidelines more people will be using the process

Each one of the individual organization will submit their own legislation individually

Business as usual - same tools using now - won't have the tools to provide the best value

GA may be less effective and efficient

Going back to the past - projects that have been unsuccessful where the right of passage was mediation, arbitration, etc.

Loose tools - not have the ability to use GC/CM, other tools - not able to avoid huge fights

Individual submitted legislation - will be one sided and not good for the 'Industry'

With all of the people represented - not be able to come up with a good process to benefit the Public - still be stuck with the same process - again, more of the same

If Board fails to produce clear and concise role and responsibilities - result in more claims and messy projects

Obligation to pick the best tools

Feel a sense of failure if we can't produce a good product

Produce a result based on an inappropriate premise