

PROJECT REVIEW COMMITTEE REPORT TO CPARB

September 28, 2017

Rustin L. Hall, Chair

A. May 25, 2017 Meeting

- ***Vice Chair Election for 2017-2018***

The Project Review Committee met with a full quorum represented. Two nominees presented their interest and credentials in the position, Jon Lebo from the University of Washington (Public) and Jim Dugan of Parametrix (Private). The PRC discussed whether or not our Committee Bylaws required that the position be filled by PRC members representing public and then private representation in alternating years. It was determined that this is not a requirement but rather an implied approach that has been used since 2007. Voting commenced via private ballot, with Jon Lebo receiving the majority of the votes.

- ***Application Summary:***

1. ***Edmonds School District: GC/CM Recertification - Approved***

The applicant provided a thorough presentation of their process for determining the appropriate use of GC/CM projects, which uses the Delivery Strategy Matrix developed by the University of Washington as a guideline. All of their personnel in their Capital Projects Office have completed the Washington AGC's course on GC/CM delivery. They demonstrated in-depth knowledge and experience in using the GC/CM process and presented a significant list of their GC/CM projects either completed successfully or currently under way. Likewise, they also presented information on the GC/CM experience of 12 of their staff members. Edward Peters, Capital Project Director for ESD, was recently approved as a member of the PRC. The recertification was approved unanimously.

2. ***City of Spokane Public Works and Utilities:***

1. ***Post Street Pedestrian & Utility Bridge Project – DB - Approved***

The Post Street Bridge was built in 1917 and serves pedestrians, bicyclists, the Centennial Trail and Monroe Street corridor vehicle traffic as well as a 54" non-redundant sanitary sewer main and a high voltage power duct-bank. The bridge is severely load-limited, under-reinforced and deteriorated, and requires replacement in order to allow the movement of regular truckloads as well as specialized hauling vehicles to service critical Avista Utilities facilities nearby. The \$11.3 million project is funded, and the applicant demonstrated responsible budgets and timelines for the project. The project satisfies RCW 39.10 criteria, and the applicant presented evidence of appropriate DB staff experience supplemented by the DB expertise of Hill International and Robynne Parkinson. The project was approved unanimously.

3. ***Vancouver Public Schools: McGloughlin MS Replacement, Marshall ES Replacement, and Lieser K-12 Modernization – GC/CM - Approved***

The three schools were originally built in 1943, 1962 and 1944 respectively, with various modifications completed over time. MMS, MES and another occupied school district facility are all currently located on one 41.5 acre site. The MMS structure will be demolished and replaced for \$74.3 million, the MES building will be modernized to house the Lieser programs for \$12.9 million, and a new MES will be constructed on the same site for \$35.1 million. All three projects are funded. Due to the complexity of scheduling, all three projects will either be bundled together under one GC/CM contract or separated into two or three separate contracts. The applicant demonstrated responsible budgets and timelines for the projects. The project satisfies RCW 39.10 criteria, and the applicant presented evidence of team member expertise through Parametrix, Perkins Coie, and LSW Architects. The project was approved unanimously.

4. Shoreline School District: Early Learning Center Project – GC/CM - Approved

The ELC project consists of the demolition of an existing Children’s Center that shares a site with Meridian Park Elementary and Shorewood High School. Construction of the new facility on that same site must be completed on an aggressive schedule in order to vacate the planned temporary swing space needed for other future project uses. The project will house 450 students and includes significant outdoor improvements adjacent to other occupied SD sites. The \$22.5 million project is funded, and the applicant demonstrated responsible budgets and timelines for the project. The project satisfies RCW 39.10 criteria, and the applicant presented evidence of a previously completed GC/CM project. Required GC/CM expertise is to be provided by Parametrix, Perkins Coie, and Mahlum Architects. The project was approved unanimously.

B. July 27, 2017 Application Summary:

• **Training for New Members**

Rustin Hall and John Palewicz conducted an initial onboarding training for all new PRC Members present.

• **Discussion of potential changes in PRC Committee By-Laws**

Nancy Deakins of DES presented proposed modifications to the PRC By-Laws for initial discussion. After discussion the subject was tabled to a future date without action taken.

• **Application Summary:**

1. Public Hospital District No. 1, Mason County:

Mason General Hospital – GC/CM Certification – Approved

The applicant provided a detailed description of their delivery method recommendation process and controls that are in place for use of GC/CM delivery. They utilized GC/CM for their 2013 \$35 million Campus Renewal project, and their key personnel used during that project are still working in similar roles today. They provided an in-depth management plan, rationale and contracting procedures, demonstrating in-depth knowledge and experience in using the GC/CM process. The applicant also listed qualified consultants in appropriate support roles, including OAC Services and TGB Architects, and demonstrated their ability to satisfy RCW 39.10.270. The certification was approved unanimously.

2. Clover Park School District – GC/CM Certification – Approved

The applicant provided a detailed description of their delivery method recommendation process and controls that are in place for use of GC/CM delivery. They utilized GC/CM for 6 projects in the last 5 years on the JBLM site. They provided an in-depth management plan, rationale and contracting procedures, demonstrating in-depth knowledge and experience in using the GC/CM process. The applicant also listed qualified consultants in appropriate support roles, including Parametrix and Perkins Coie. The applicant demonstrated their ability to satisfy RCW 39.10.270. The certification was approved unanimously.

3. Spokane Public Schools – GC/CM Certification - Approved

The applicant achieved Agency GC/CM certification in 2013. Since that time they have completed 6 GC/CM project and have 3 more underway. They provided a detailed description of their delivery method recommendation process and controls that are in place for use of GC/CM delivery. The applicant demonstrated significant staff GC/CM experience. They provided an in-depth management plan, rationale and contracting procedures, demonstrating in-depth knowledge and experience in using the GC/CM process, and demonstrated their ability to satisfy RCW 39.10.270. The certification was approved unanimously.

- 4. *Chelan Co Public Hospital District #2: Lake Chelan Hospital – GC/CM – Approved***
The Lake Chelan Hospital Project involves the replacement of a 50+ year old facility with a new 75,000 square foot \$44.5 million facility. The project is partially funded, with the remaining funds having been applied for with the USDA in June of 2017. The project received PRC approval in February of 2009 but was never constructed due to lack of bond passage. The applicant demonstrated responsible budgets and timelines for the project. The project satisfies RCW 39.10 criteria, especially given the nature of careful coordination for the continuous care of existing patients, and the applicant presented GC/CM expertise through the following consultants: Barry Leahy, Dick Bratton/DBPM, Collins Woerman Architects and Perkins Coie. The project was approved unanimously.
- 5. *Centralia School District: Centralia High School Modernization – GC/CM – Approved***
This \$52.3 million modernization project involves construction on an occupied site and will be delivered in multiple phases. The project also houses a central production kitchen that provides service to the entire district and therefore cannot be interrupted in its operations. The project is also located in a 500-year flood plain and the site has a partial wetland designation. The project is funded, and the applicant demonstrated responsible budgets and timelines for the project. The project satisfies RCW 39.10 criteria. Required GC/CM expertise is to be provided by OAC Services, Perkins Coie, and BLRB Architects. The project was approved unanimously.
- 6. *Tacoma Public Schools: Boze Elementary School Replacement – DB – Approved***
The project involves the construction of a new BES on the site of the existing school, with the students remaining on site during construction. The \$32.5 million project intends to use an existing set of construction documents from the Arlington Elementary School project (*currently under construction and nearing completion*) as a bridging document during the DB selection process together with a site adaptation approach. The project is funded, and the applicant demonstrated responsible budgets and timelines for the project. The project satisfies RCW 39.10 criteria, and the applicant presented evidence of several previously completed DB projects. Additional DB expertise is to be provided by Parametrix, Perkins Coie, and John Palewicz of U of W. The project was approved unanimously.
- 7. *Auburn School District: Replacement of four Elementary Schools – GC/CM - Approved***
The four schools, Dick Scobee ES, Pioneer ES, Chinook ES, and Terminal Park ES were originally built in 1954, 1959, 1963 and 1945 respectively, with various modifications completed over time. All four schools will be replaced at their existing sites sequentially, one per year, with students and staff relocated to an interim school during construction. Project costs are \$42.4 million, \$43.8 million, \$45.2 million and \$43.8 million respectively, and all projects are currently funded. Due to the complexity of scheduling, all three projects will either be bundled together under one GC/CM contract or separated into two or three separate contracts. The applicant demonstrated responsible budgets and timelines for the projects as well as previous experience with GC/CM delivery. The project satisfies RCW 39.10 criteria, and the applicant presented evidence of additional team member expertise through Parametrix, Perkins Coie, and NAC Architecture (1 GC/CM project). The project was approved unanimously.
- 8. *Cheney Public Schools: Cheney High School Expansion and Modernization – GC/CM – Approved***
The \$35.8 million project involves the modernization of 27,200 sf. and construction of 66,000 sf. of space as well as other significant site improvements. The project is funded, and the school will remain occupied and in-use during construction. The applicant demonstrated responsible budgets and timelines for the project. The project satisfies RCW 39.10 criteria, and the applicant presented

GC/CM expertise through the following consultants: OAC Services, Perkins Coie, and ALSC Architects. The project was approved unanimously.

9. *City of Tukwila: 3 Fire Station Replacement Project – GC/CM – Denied*

This project includes the construction of three new fire station facilities: Station 51, Station 52 and Station 54. The city owns the property for Station 51 and is in the process of securing properties for Stations 52 and 54. Total project cost for the new facilities is \$32.9 million and is fully funded. The applicant demonstrated responsible budgets and timelines for the project. The applicant has no GC/CM experience and noted the presence of the following consultants on their team: Steve Goldblatt, SOJ Inc. and Weinstein AU Architects. The project was denied due to failure to secure 6 yes votes out of 8. Reasons noted were 1) Application Criteria was not met; 2) The applicant did not clearly understand the 6 criteria for approval, and 3) The applicant did not demonstrate an understanding of the GCCM/MCCM process regarding complex systems.

(Editor note: The Applicant subsequently re-applied and was approved – see August 23 2017 Application Summary.)

10. *Centralia School District:*

Ford Prairie & Jefferson Lincoln Elementary Schools Replacement– GC/CM – Approved

Ford Prairie ES was built in 1947 and will be replaced with a 58,500 sf. new school on the existing site for \$27.7 million. Jefferson Lincoln ES was built in 1957 and will be replaced with a 58,500 sf. new school on the existing site for \$27.7 million. The projects are funded, and the schools will remain occupied and in-use during construction. The applicant demonstrated responsible budgets and timelines for the project. The project satisfies RCW 39.10 criteria, and the applicant presented GC/CM supplemented through the expertise of the following consultants: OAC Services, Perkins Coie, and BCRA Architects. The project was approved unanimously.

C. August 23, 2017 Special Meeting

• **Application Summary:**

1. *Spokane Public Facilities District: INB Performing Center – DB – Approved*

The project involves several upgrades to the INB Performing Arts Center, built originally for Expo '74. The proposed project includes five major areas of improvements; auditorium, back stage, lobby, music room, and building systems. These upgrades are critical to keeping the performing arts center an inviting and engaging venue. The project will be funded through the sale of District bonds. The applicant demonstrated responsible budgets and timelines for the project. The project satisfies RCW 39.10 criteria, and the applicant presented extensive DB experience supplemented through the expertise of the following consultants: Hill International and Stan Schwartz / Witherspoon Kelley. The project was approved unanimously

2. *City of Tukwila: 3 Fire Station Replacement Project – GC/CM – Approved*

This project was a resubmittal of an application that was submitted for the July 27th PRC session. The revised application and subsequent presentation during this session provided a much clearer package that was to the satisfaction of the review panel. The criteria in RCW 39.10 were met. No one from the panel in July was present for the resubmittal in August. The project was approved unanimously.

3. *King County Dept. of Transportation: Pier 50 Float Replacement – DB – Approved*

This unique project involves the replacement of the primary float at Pier 50 due to the deteriorating condition of the original float. The 117-foot by 30-foot concrete float will be manufactured off-site and then floated into place. There are very few companies in the U.S that perform such work. The project is funded for \$5.1 million. KCMD noted experience with DB delivery with another unique

project – construction and delivery of two new passenger-only ferry vessels in 2015. Their expertise is supplemented by Ed Debroeck of KPFF, a consulting engineering firm. After much deliberation, it was determined that the criteria in RCW 39.10 were met and the project was unanimously approved.

D. PRC Committee Member Status:

Jon Lebo from the University of Washington sent a Resignation Letter dated August 29, 2017 effective September 15th, 2017(See Attachment).

Recruitment commencing to fill the following vacant positions:

- Owner – Public Hospitals (Darrin Gillis Left July 2017)
- Owner – Higher Education (Jon Lebo leaving 9/15/2017)

Respectfully submitted 9/8/2017

Rustin L. Hall, PRC Chair

Attachment