



CITY OF  
**Vancouver**  
WASHINGTON

# Vancouver Public Works Operations Campus

**APPLICATION FOR APPROVAL TO UTILIZE GC/CM  
PROJECT DELIVERY  
SEPTEMBER 27, 2024, PRESENTATION**



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# Introductions



# The Project Team

## City of Vancouver

- Lon Pluckhahn, Deputy City Manager/ City Manager (Effective Oct 1, 2024)
- Lisa Brandl, Deputy City Manager
- Jean Singer, P.E., Facilities Capital Projects Division Manager
- Anna Vogel, Procurement Manager
- Brian Taylor, Operations Superintendent
- Craig Redlinger, Construction Manager

## Parametrix

- Jim Dugan, Principal in Charge and GC/CM Advisor
- Dan Cody, GC/CM Procurement Manager and GC/CM Advisor
- Doug Wiser, Program Manager and Senior PM/CM
- Eric Nielsen, Senior Project Manager/Construction Manager



# The Project Team

## **TCF Architecture**

- Randy Cook, AIA, Principal-in-Charge, Project Advisor
- Ryan Cornwall, Architect, Project Manager
- Scott Olson, Design Director

## **District External Legal Counsel**

- Zak Tomlinson, Pacifica Law Group



# The City of Vancouver



# The City of Vancouver

- The City of Vancouver was founded in 1825 and incorporated in 1857.
- There are 202,600 citizens living in Vancouver as of April 2023. (Washington State Office of Financial Management)  
The population is expected to increase to approximately 268,000 by 2042.
- Vancouver's economy is powered by the healthcare, education and service industries, with growing concentrations in tech and other traded sector industries.
- The City's Public Works operates and manages transportation, solid waste, wastewater and surface water systems providing essential services every day.
  - 16,014 storm catch basins, 3 watershed basins
  - 1,400 lane miles & 243 traffic signals
  - 387 miles of surface water pipelines
  - 791 miles of sewer pipe; 48 pump stations
  - 10.1 billion gallons of drinking water; 11 water stations
  - 7.6 billion gallons of treated wastewater; 2 facilities



# The Project







# New Vancouver Public Works Operations Campus

Project Vision: Building a more accessible, sustainable, resilient operations center to serve the current and future City of Vancouver and water/wastewater customers throughout the region. Operate safely, efficiently, and with minimal disruption to the community; providing essential services every day.





# New Vancouver Public Works Operations Campus

- The project site is a currently-undeveloped, 32-acre property in Vancouver, WA.
- The site is bounded by dense single-family residential neighborhoods to the northeast, south, west and northwest, and an undeveloped property and landfill to the north.
- Site development will include extensive grading, retaining wall systems, installation of utilities, stormwater system/facilities, landscaping, site lighting and extensive parking for staff, public and fleet vehicles.
- The campus development will include an additional traffic signal and two new entry drives at NE 88th Street.



# Vancouver Public Works Operations Campus

- The City of Vancouver's Public Works Department is responsible for providing essential public infrastructure and maintenance services.
- The new Operations Campus will be a unified hub supporting the field crews and administrative staff responsible for delivering these critical public services.
- Buildings to be constructed on the site will house:
  - Administrative offices
  - Operations facilities and support facilities for City departments including Fleet Services, Warehousing, Emergency Management, Wastewater Collection & Treatment, and Facilities Maintenance.
- The campus will serve current and future Public Works demands by:
  - Maximizing the efficiency and resilience of operations
  - Modernizing services
  - Acting as a Public Works Emergency Operations Campus (EOC) during severe weather or other challenging events
- The facility is designed to serve the community for the next 100 years with room to expand as the city grows.
- The facility will be a more prepared, accessible, sustainable, and resilient operations hub that serves the current and future City of Vancouver.



# Vancouver Public Works Operations Campus Project Budget

Category	Budget
Costs for Professional Services (A/E, Legal, etc.) (@15% of Const. Cost)	\$18,360,000
Estimated project construction costs (including construction contingencies)	\$122,400,000
Equipment and furnishing costs (@ 4% of Total Budget)	\$6,800,000
Off-site costs (included in Const. Costs)	\$0
Contract administration costs (owner, cm etc.) (@ 2.5% of Total Budget)	\$4,250,000
Contingencies (design & owner) (Owner @ 5% of Const. Budget, Design Contingency included in Construction Budget)	\$6,120,000
Other related project costs (includes GC/CM selection, pre-con services, permitting, commissioning agent, auditor, geo-tech, other Owner consultants and Owner soft costs)	\$829,600
Alternative Subcontractor Selection costs (incl. in Other Project Costs above)	\$0
Sales Tax (@8.7% of Const Cost + Equipment & Furnishings)	\$11,240,000
Total	\$170,000,000



# Project Funding

- The City will fund the project with a combination of cash reserves and revenue bonds.
- Cash reserves will be utilized to cover the costs of A/E design and GC/CM pre-construction phase services.
- Two types of bonds will be issued to cover the construction phase of the project. These do not need voter approval.
  - A general bond will cover 40% of the costs.
  - A utility revenue bond will be issued to cover the remaining 60% of the construction cost.
- The City has set aside revenue streams to fund the debt service on the bonds
  - The general bond will be funded by the internet sales tax revenue.
  - The utility bond debt service has been accounted for in city council approved increased utility fees.
- The bonds will be issued in June/July 2025.
- The bond process will be scheduled so that the bond funds will be in place before the GMP is executed.
- The value of the bonds will be informed by ongoing cost estimating and budget reconciliation.



# Vancouver Public Works Operations Campus Project Budget

GC/CM Procurement Schedule	Start	Finish
PRC Presentation		September 27, 2024
Release GC/CM RFP		October 1, 2024
RFP Submittals Due		October 30, 2024
Shortlist Candidates and Send Interview Invitation		November 11, 2024
Interviews	November 18, 2024	November 20, 2024
Identify Most-Qualified Candidates		November 22, 2024
Release GC/CM RFFP		November 22, 2024
RFFP Opening and Selection of GC/CM	December 17, 2024	December 20, 2024
Early Services P.O. Executed		January 15, 2025
Pre-Con Work Plan Due		January 23, 2025
City Council Approval of Selected GC/CM		February 10, 2025
Pre-Con Agreement Executed		February 17, 2025



# Vancouver Public Works Operations Campus Project Budget

<b>GMP &amp; Construction Phase Schedule</b>	<b>Start</b>	<b>Finish</b>
Early Procurement of Long-lead Materials and Equipment	TBD	TBD
Early Sitework & Grading Subcontractor Bidding/Buy-out/GMP	July 1, 2025	July 31, 2025
Early Sitework & Grading Construction	August 1, 2025	October 31, 2025
GMP (Site Dev & Building) Cost Estimate and Negotiations	July 1, 2026	August 14, 2026
GMP (Site Dev & Building) Executed		August 30, 2026
Subcontractor Bidding/Buy-out (Site Dev & Building)	July 1, 2026	August 31, 2026
Construction (Site Dev & Building)	October 1, 2026	September 30, 2028
Punchlist	September 1, 2028	September 30, 2028
Substantial Completion		September 30, 2028
Owner Move-in	October 1, 2028	November 30, 2028
Closeout	October 1, 2028	December 31, 2028
Final Completion		December 31, 2028
Warranty Period	October 1, 2028	September 30, 2029



# Agency Equity and Inclusion

The City of Vancouver is committed to a community built on diversity, equity and inclusion.

The City's solicitations have historically encouraged SBE and MWBE participation in all contracts. In addition, the City encourages SBE and MWBE participation by notifying certified firms of projects in their area of expertise.

The RFP/RFFP scoring/selection criteria will require Proposers to:

- Provide information on past utilization performance
- Provide a project specific inclusion and outreach plan

Current GC/CM contract requires the GC/CM to:

- Implement an Outreach Plan that is reviewed and approved by the City prior to execution of the contract.
- The City will also invite the GC/CM to participate in outreach events with the City to encourage SBE and MWBE participation.





# Why GC/CM Delivery Method for the Vancouver Public Works Operations Campus Project



# RCW 39.10.300 GC/CM Statutory Compliance

## Complies with 2 of the 5 Statutory Criteria

- (1) Implementation of the project involves complex scheduling, phasing, or coordination.**
- (2) The project involves construction at an occupied facility which must continue to operate during construction
- (3) The involvement of the General Contractor/Construction Manager during the design stage is critical to the success of the project.**
- (4) The project encompasses a complex or technical work environment.
- (5) The project requires specialized work on a building that has historic significance.



# Advantages to GC/CM Delivery

- Collaborative cost estimating and budget reconciliation during construction will allow the City to structure the correct amount of debt service.
- Improved ability to plan/design to avoid market driven potential cost/schedule impacts.
- The GC/CM Contractor is highly motivated to maintain a schedule.
- The GC/CM understands the nature and scope of the construction work long before it bids, lowering the potential for added cost/time during construction.
- The GC/CM will participate in setting the schedule for and packaging the scope of bid packages to fit the marketplace. Lowers the risk and will improve cost management and control.
- The GC/CM will participate in value-engineering and constructability reviews early in the design process.
- Collaborative relationships among the GC/CM, Owner and design team greatly diminishes the potential for serious construction claims and litigation.



# Public Body Qualifications



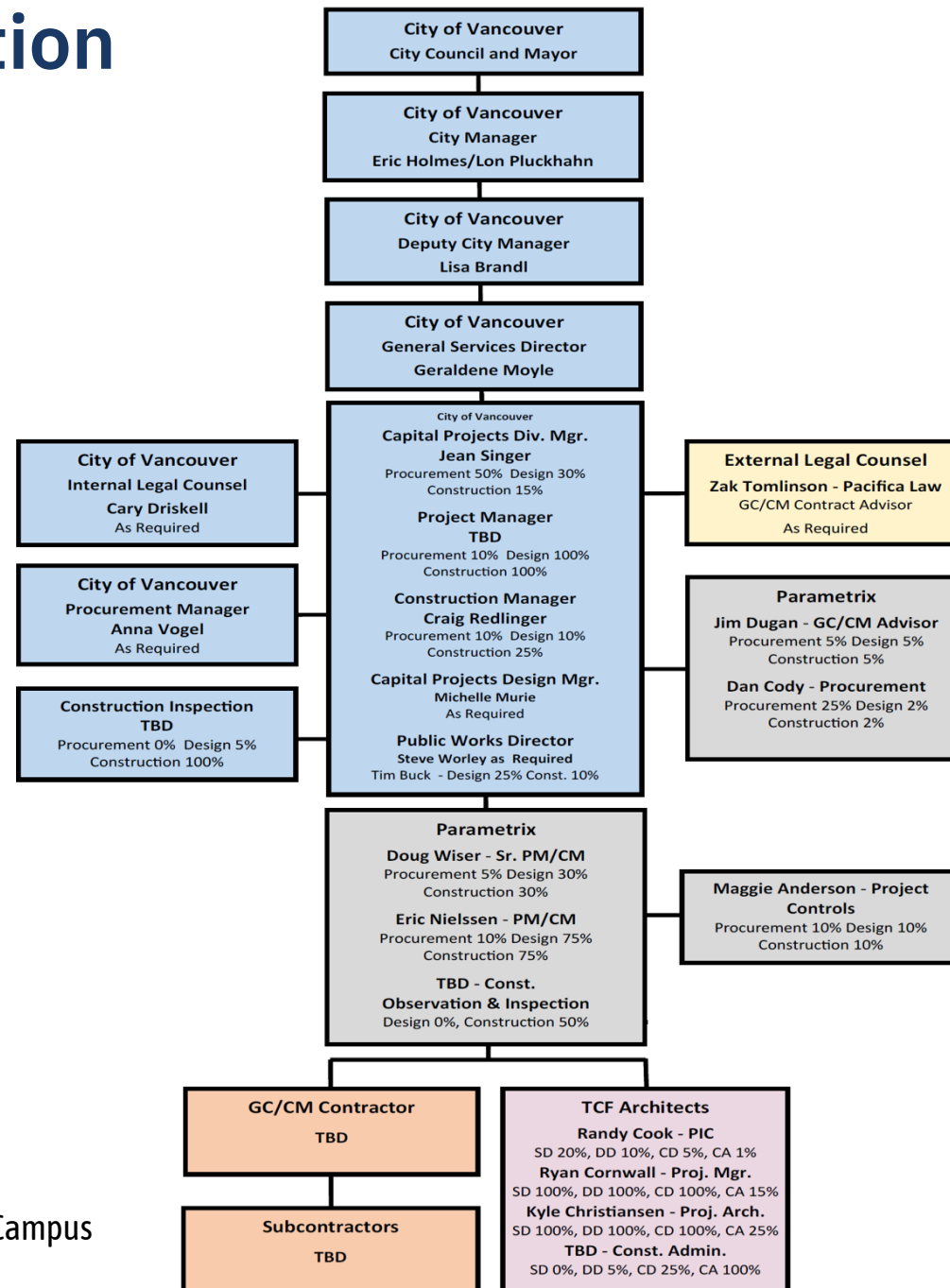
# City of Vancouver Leadership Team

- **The City of Vancouver has completed many projects and has substantial project development experience.**
- **City of Vancouver has assembled a team of employees augmented with consultants (Parametrix, TCF Architecture and Pacifica Law Group) that have significant GC/CM experience.** That team will play the primary role for the City of Vancouver in GC/CM procurement , design oversight, project management and construction management for this project.
- **The Program Manager, Operations Superintendent, and Construction Manager are employees of the City of Vancouver.**
- **Parametrix is currently under contract to provide GC/CM procurement and advisory services throughout the project and to augment the City of Vancouver staff with project management support.**
- **Pacifica Law Group is our external GC/CM legal counsel** and will assist with the development of our contract documents and advise the City of Vancouver team on legal issues. Pacifica Law Group will also provide GC/CM legal consultation throughout the project.

**The City of Vancouver satisfies the public body qualifications by staff augmentation with consultants experienced in GC/CM delivery and RCW 39.10.**



# Project Organization



# Operations Campus Project Leadership Team

Name	Experience
<p><b>Jean Singer, P.E.</b> Facilities Capital Projects Division Manager The City of Vancouver</p>	<p>Jean’s primary role will be to serve as the City’s Program Manager for this capital project during planning, design, construction and close out.  <b>25 Years as a program manager, project manager and a construction manager</b></p> <p><b>5 D/B/B Projects:</b> VFD Fire Station 11, \$10.5M; NE 10<sup>th</sup> Avenue Bridge Replacement, \$20M; Bridge Program, multiple bridge replacement projects; Salmon Creek Interchange Project, \$133M; NE 72<sup>nd</sup> Avenue Widening, \$10M</p>
<p><b>Brian Taylor</b> Operations Superintendent The City of Vancouver</p>	<p>Brian’s primary role during design and construction will be to provide insight relating to maintenance and operations for the final project.  <b>11 Years experience in maintenance and operations and program management</b></p> <p><b>1 D/B/B Project:</b> Portland Public Schools, Kellogg Middle School, \$60M</p> <p><b>6 CM/GC Projects:</b> Portland Public Schools: Leodis McDaniel High School, \$199M; Lincoln High School Renovation, \$243M; Grant High School Renovation, \$158M; Franklin High School Renovation, \$113M; Faubion Elementary School Construction, \$45.5M; Roosevelt High School Renovation, \$92M</p>
<p><b>Craig Redlinger</b> Construction Manager The City of Vancouver</p>	<p>Craig’s primary role will be to provide construction management for the capital project during design and construction.  <b>10 Years experience as a construction manager</b></p> <p><b>4 CM/GC Projects:</b> Replace Access Control System, \$49M; Deicing Collection and Treatment System Enhancements, \$51.2M; Troutdale Reynolds Industrial Park Phase 1 Public Improvements, \$9.4M; Concourse Corridor Connector, \$14.6M</p> <p><b>1 UP Project:</b> Taxiway B – West End Rehabilitation, \$9.6M</p>



# Operations Campus Project Leadership Team

Name	Experience
<p><b>Anna Vogel</b> Procurement Manager The City of Vancouver</p>	<p>Anna’s primary role will be during procurement and contract administration to provide oversight of the procurement process and contract administration support during construction.</p> <p><b>25 Years experience in public procurement</b></p> <p><b>5 D/B/B Projects:</b> Vancouver Fire Station 11, \$10.5M; Fourth Plain Bus Rapid Transit Project, \$16M; Fourth Plain Bus Rapid Transit Maintenance Facility Project, \$10.3M; Hilton Lobby Tenant Improvements, \$2M; Water Station 5 Transmission Main, \$4.2M</p> <p><b>1 JOC Project:</b> Job Order Contracting General Contractor Services, \$4M</p>





# Operations Campus Project Leadership Team

Name	Experience
<p><b>Jim Dugan</b> Principal in Charge and GC/CM Advisor Parametrix</p>	<p>Jim will provide a GC/CM advisory support role to The City of Vancouver team on this project.</p> <p><b>46 Years Program/Project Management</b></p> <ul style="list-style-type: none"> <li>• 20 years Design-Build Experience with the Austin Company (1978-1998)</li> <li>• 40+ GC/CM projects since 2013</li> <li>• 30+ DB projects since 2017</li> <li>• Highly knowledgeable of RCW 39.10</li> <li>• PRC member since 2016</li> <li>• PRC Vice Chair in 2019 and Chair in 2020</li> </ul>
<p><b>Dan Cody</b> PRC Approval, GC/CM Procurement Manager &amp; GC/CM Advisor Parametrix</p>	<p>Dan will provide support to The City of Vancouver team during GC/CM procurement and the development of the GC/CM RFQ and RFP documents as well as during the ensuing review, scoring and selection process.</p> <p><b>39 Years Design, Construction &amp; Project Management Experience</b></p> <ul style="list-style-type: none"> <li>• 31 GC/CM projects since 2015</li> <li>• 30+ DB projects since 2017</li> <li>• Highly knowledgeable of RCW 39.10</li> <li>• Registered Architect</li> <li>• DBIA Associate</li> </ul>



# Operations Campus Project Leadership Team

Name	Experience
<p><b>Doug Wisner</b>            Program Manager            Senior PM/CM            Parametrix</p>	<p>Doug will be Program Manager for projects assigned to Parametrix and will provide PM Services during design and construction, for select projects in support of City staff.</p> <p><b>40 Years experience in the design and construction industry with a strong background in OSHA safety training and safety assessments.</b></p> <p><b>1 GC/CM Project:</b> McLoughlin Middle School/Marshall Elementary School – Vancouver School District, \$105.4M</p> <p><b>3 PDB Projects:</b> Tacoma Water New Warehouse, Shop and Yard Improvements, \$33M; Snoqualmie Community Center Expansion, \$21M; Tacoma Public Schools Swimming Pool Upgrade Bundle, \$10M</p> <p><b>1 CM/GC Project:</b> Albany School District, \$140M</p>
<p><b>Eric Nielsen</b>            Senior Project Manager            Construction Manager            Parametrix</p>	<p>As a Senior PM/CM, Eric will provide assistance with the PRC application and procurement tasks, as well as day-to-day PM and CM duties from now until project closeout.</p> <p><b>37 Years Architectural Design, Construction Administration and Project Management</b></p> <p><b>3 D/B/B Projects:</b> Bend Airport Traffic Control Tower – City of Bend, \$13M; 25<sup>th</sup> Avenue Elementary School – Vancouver School District, \$49M; Mill Plain Elementary School – Evergreen School District, \$45M</p> <p><b>1 GC/CM Project:</b> McLoughlin Middle School/Marshall Elementary School – Vancouver School District, \$105.4M</p> <p><b>2 Negotiated GMP, D/B MEP Projects:</b> Westgate Apartments and Mixed Use, \$65M            Timberland Senior Living Community, \$38M</p>



# Operations Campus Project Leadership Team

Name	Experience
<p><b>Randy Cook, AIA</b> Principal-in-Charge/Project Advisor TCF Architecture</p>	<p>As the Principal-in-Charge and Project Advisor, Randy will be the point of contact for the contract between the City and TCF and will oversee the Key Design Team members for compliance with the contract, implementation of the Design Team’s scope of services, and advising the City on issues of design and project direction. Randy has operated in this role for the Vancouver Operations Campus project, leading the Predesign work since the work began in 2022.</p> <p><b>40 Years experience in the architectural profession</b></p> <p><b>4 GC/CM Projects:</b> Chelan County PUD: Service Center, \$150M; Rock Island Support Facilities, \$38M; Rocky Reach Support Facilities, \$43M; Rocky Reach Discovery Center, \$9.5M</p> <p><b>1 PDB Project:</b> Port of Tacoma/Tacoma Public Schools Maritime Center/Maritime Skills Center \$145M</p> <p><b>2 DB Projects:</b> Sound Transit Maintenance of Way Facility, Seattle, \$10M; Link Transit MOA, Link Transit, Wenatchee, WA, \$13.5M</p>
<p><b>Ryan Cornwall,</b> Architect/Project Manager TCF Architecture</p>	<p>As the Project Manager, Ryan is responsible for the day-to-day management of TCF’s internal team members and the extended consulting team members, and communication with the City’s Project Manager. Ryan has managed the Vancouver Operations Campus Project through the Predesign phase work (2022 to the present) including scheduling, primary team communications, and team deliverables. Ryan’s attention to detail and superb organizational skills are highly valued on the Vancouver Project, and he will continue in this role throughout the duration of the Project.</p> <p><b>20 Years experience in the architectural profession</b></p> <p><b>3 GC/CM Projects:</b> Chelan County PUD: Service Center, \$150M; Rocky Reach Discovery Center, \$9.5M; Lake Wilderness Elementary School, \$32M</p> <p><b>1 PDB Project:</b> Port of Tacoma/Tacoma Public Schools Maritime Center/Maritime Skills Center \$145M</p>



# Operations Campus Project Leadership Team

Name	Experience
<p><b>Scott Olson</b> Design Director TCF Architecture</p>	<p>Scott led the conceptual architectural design work developed during the Predesign Phase of the Vancouver Operations Campus Project, (2023-2024). Scot will lead the full architectural design process, once the Schematic Design Phase commences with a GC/CM partner, guiding the direction of the architectural design and the integration of the systems to meet the City’s technical, functional, and aesthetic goals &amp; criteria to produce an affordable, yet enduring design solution for the City of Vancouver.</p> <p><b>7 GC/CM Projects:</b> Chelan County PUD: Service Center, \$150M; Rock Island Support Facilities, \$38M; Rocky Reach Support Facilities, \$43M; Rocky Reach Discovery Center, \$9.5M; Tacoma Public Schools – Bryant Montessori, \$37M; Lake Wilderness Elementary School, \$32M; ORLA, Olympia School District, \$23M</p> <p><b>1 PDB Project:</b> Port of Tacoma/Tacoma Public Schools Maritime Center/Maritime Skills Center \$145M</p>
<p><b>Zak Tomlinson</b> External Legal Counsel Pacifica Law Group</p>	<p>Zak will provide legal guidance for the Project with respect to the requirements of RCW 39.10, as well as other procurement, negotiation, contracting, and contract administration matters</p> <p><b>20 Years Construction Law</b></p> <ul style="list-style-type: none"> <li>• Extensive experience in GC/CM &amp; DB Contracts</li> <li>• Extensive construction claim experience</li> <li>• Served as outside counsel to numerous municipalities in WA State</li> <li>• Extensive knowledge of RCW 39.10</li> </ul>



# Summary

- Requesting PRC approval to utilize GC/CM project delivery.
- Project meets qualifying RCW 39.10 criteria for GC/CM delivery.
- With augmentation of GC/CM consultants, The City of Vancouver team has:
  - GC/CM delivery knowledge and experience
  - Adequate PM/CM personnel with design and construction experience
  - Project Management Plan is developed and has clear lines of authority
  - 100% funded and appropriate time to execute the project
  - PM/CM team with experience in project type/scope
  - Necessary and appropriate construction budget
- Collective Project team is knowledgeable and experienced in administration and management of GC/CM projects/contracts.
- The City of Vancouver has no unresolved audit findings.
- Project team is prepared and ready to proceed.



# Thank You

