

Project Review Committee meeting held on January 22, 2015.  
Last meeting was held on December 4, 2014.

There were a total of six (6) GC/CM project applications on the agenda.

Project Applications reviewed:

**Applicant: Washington State Convention Center Public Facilities District (GC/CM)**

**Project: Washington State Convention Center Facility Expansion**

Scope of Work: The project is a new facility located one block to the north and one block to the east of the existing facility at the intersection of Pine Street and Ninth Avenue (See application for map). Project includes 300,000 square feet of exhibition space and loading dock, 135,000 square feet of meeting rooms, 50,000 plus square feet of ballroom with kitchen facilities and parking.

Project Budget: \$ 1,445,000,000

Construction Cost: \$ 830,000,000

Schedule GC/CM Selection: February/March/April, 2015

Start Construction: January 2017

Complete Project: December 2019

Panel Members:

John Palewicz - Chair

Tim Graybeal

Steve Crawford

Kurt Boyd

Howard Hillinger

Vicki Barron-Summan

Roger Benson

Very strong team members; meet all criteria of team and project; strong well engaged team; team appears to understand the project, GC/CM needs & what will be needed for the project to be successful.

Panel Decision: **Unanimously Approved**

**Applicant: Seattle Public Schools District #1**

**Project: Loyal Heights Elementary School Modernization (GC/CM)**

Scope of Work: The project consists of modernization of the existing elementary school originally constructed in 1932. A permanent addition will be constructed to provide capacity of an additional 350 students. The project is in front of Seattle landmarks committee for Historical review.

Project Budget: \$ 37,300,000  
Construction Cost: \$ 25,700,000  
Schedule GC/CM Selection: February/March 2015

Start Construction: February 2017

Complete Project: June 2018

Panel Members:  
Linneth Riley-Hall - Chair  
Kurt Boyd  
Rustin Hall  
Steve Crawford  
Tim Graybeal  
Chuck Davis

Meets GC/CM criteria; district experience is light however team provides experience needed  
Panel Decision: **Unanimously Approved**

Applicant: **The Tahoma School District**

Project: **Lake Wilderness Elementary School Modernization (GC/CM)**

Scope of Work: The project consists of fully renovating the elementary school. This will include the demolition/removal of multiple portable classrooms, potential demolition of one of the three existing building, complete system upgrades and extensive site work to accommodate effective bus drop off zone and playground areas.

Project Budget: \$ 15,685,014  
Construction Cost: \$ 10,922,181  
Schedule GC/CM Selection: February/March 2015

Start Construction: April 2016

Complete Project: December 2017

Panel Members:  
Roger Benson - Chair  
Linneth Riley-Hall  
Rusty Pritchard  
Jon Boknecht  
Tim Graybeal  
John Palewicz

Panel Decision: **2/3<sup>rd</sup> majority approval**  
**OAC role & duties were inconsistent; Staffing %, responsibilities, commitments to other projects, staffing concern doesn not seem realistic and appropriate.**

**concern with commitment from OAC was adequately addressed by Tahoma School District; project/team meets statutory requirements despite concerns over OAC's capacity/resources that appear over committed.**

Applicant: **City of Federal Way**

Project: **The New Federal Way Performing arts and Conference Center (PACC)**

Scope of Work: The project is the construction of a new performing arts and conference center that is phase 1 of the cities revitalization of their town center. The facility will be a multipurpose venue intended to accommodate theatrical, musical and other artistic performances. There will be 700 seats in a two tiered auditorium. The facility will also serve conferences, meetings, seminars, culinary education and other assembly events in both the auditorium and the 8,000 square foot conference facility.

Application approval for: **GC/CM**

Project Budget: \$ 32,307,000

Construction Cost: \$ 22,500,000

Schedule GC/CM Selection: February/March 2015

Start Construction: October 2015

Complete Project: December 2016

Panel Members:

John Boknecht - Chair

Chuck Davis

Rusty Pritchard

Mike Shinn

Howard Hillinger

Vicki Barron-Summan

Panel Decision: **Split Decision 3 to 3; Application was not approved.**

Overview of Decision: The project design has proceeded to nearly a complete Design Development stage, some panel members believed this was too far along to gain significant benefit from a GC/CM. Some panel members thought the team continuity was not able to sufficiently demonstrate their GC/CM experience and thus demonstrate sufficiently how incorporating a GC/CM at the current stage of design was going to benefit the public any more than if the project was fully designed and publicly bid.

Applicant: **Central Valley School District**

Project: **Opportunity Elementary Renovation and Addition (GC/CM)**

Scope of Work: The project consists of the renovation and modernization of the existing 42,000 plus square foot facility that was built in 1968 and the addition of 26,000 square feet to house up to 624 students. The facility will be occupied during construction and will include the upgrade to existing systems and bringing the facility up to current code standards.

Project Budget: \$ 20,300,000  
Construction Cost: \$ 15,000,000  
Schedule GC/CM Selection: March/April 2015

Start Construction: July 2016

Complete Project: December 2017

Panel Members:

Curt Gimmestad - Chair

Phil Lovell

Jon Lebo

Ato Apiafi

Shasta McKinley

Jonathan Hartung

Chuck Davies

Mike Shinn

Panel Decision: **Unanimously Approved**

Meets criteria of RCW; significant public benefit for GC/CM engagement; satisfactory presentation; project and project team meet RCW criteria; project well suited for GC/CM;

Applicant: **Central Valley School District**

Project: **Sunrise Elementary Renovation and Addition**

Scope of Work: The project consists of the renovation and modernization of the existing 53,600 plus square foot facility that was built in 1980 and the addition of 18,000 square feet to house up to 624 students. The facility will be occupied during construction and will include the upgrade to existing systems and bringing the facility up to current code standards.

Project Budget: \$ 20,300,000  
Construction Cost: \$ 15,000,000  
Schedule GC/CM Selection: March/April 2015

Start Construction: July 2016

Complete Project: December 2017

Panel Members:

Curt Gimmestad - Chair

Phil Lovell

Jon Lebo

Ato Apiafi

Shasta McKinley

Jonathan Hartung

Chuck Davies

Mike Shinn

Panel Decision: **Unanimously Approved**

**Team and organization meet RCW requirements; project and project team are well suited to GC/CM;**

Next planned meeting is March 26, 2015. No applications are known at this time. It is currently intended to that training will occur for new PRC members, this will also serve as a refresher for the not so new members.

Submitted by, Curt Gimmestad – PRC Vice Chair.