

Project Review Committee Report to CPARB 5/14/15

March 26, 2015 PRC Meeting

CPARB PRC appointments: Newly appointed PRC members Jon Lebo, Kurt Boyd, Chuck Davis, Darrin Gillis and Vicki Barren-Sumann provided self-introductions and shared information about their respective alternative public works experience.

Applications Received: The Project Review Committee received 1 application for review.

Morgan Middle School Modernization and Addition Project (GC/CM). Morgan Middle School was built in the 1920's and is located on 6.6 acres. The overall budget is approximately \$44 million including contingencies. Hill International is the consultant hired by the school district to administer the contract. Hill demonstrated their GC/CM experience. The Morgan Middle School application, their presentation and the questions responded to demonstrated their experience and knowledge. The panel was chaired by Tom Peterson and the application was approved unanimously by the 7 member panel. RCW 39.10 requirements for GC/CM were adequately met.

CPARB Chair and Co-chair comments to PRC:

Bob Maruska and Ed Kommers expressed appreciation to the members for their commitment and service to the alternative public works delivery process. Mr. Maruska offered that the public body is responsible for determining whether the project is a good project. The PRC is responsible to determine whether the public body has demonstrated the ability, according to the statute, to execute and deliver the project. Mr. Kommers provided background and efforts of individuals in drafting legislation that implemented the PRC and the basic guidelines and requirements to enable experienced members to evaluate project proposals and agency certifications. He encouraged members to ask questions to help ensure the public body satisfactorily addressed questions within the application and the presentation. Both Mr. Maruska and Mr. Kommers responded to general questions from the PRC.

Training

Annual training of PRC members was provided by Linneth Riley-Hall, Phil Lovell and Tom Peterson. Mark Gaines from WSDOT attended the training.

AGC GCCM training set for June 24-25, 2015. Request CPARB post this information on their web site, with link to the AGC's announcement.

May 28, 2015 PRC meeting:

Our next PRC meeting is scheduled for May 28, 2015. We will vote on a new vice chair. We have received a total of 4 applications for review, and one agency certification application.

- Sound Transit/ DB Agency Certification
- Point Defiance Zoo/New Aquarium
- City of Spokane/River Front Park
- Washougal School District/Jemtegaard MS, Excelsior HS and new elementary school

Agency Certification and Proposed Change in Bylaws:

Mr. Maruska noted the CPARB asked PRC Chair Ms. Riley-Hall to provide a recommendation on the issue related to the certification process that was brought to CPARB after the denial of the Lake Washington School District application for agency certification. CPARB requested a sub-committee be formed. The sub-committee met on January 21, 2015. Sub-committee members thoroughly discussed pro/cons and drafted a change to the bylaws to be voted on by the PRC.

Mr. Kommers referred to the issue of in-house personnel versus consultants and suggested each member should judge the circumstance as it's not a litmus test for applicant approval or disapproval. He emphasized that the PRC must consider all factors to demonstrate that the public body has the necessary experience and qualifications to carry out the alternative contracting procedure.

It was acknowledged that it would be up to the PRC to ensure the public body has the appropriate expertise in place. Members should use their experience during the project evaluation process and the applicant's demonstration that its team has the ability to deliver the project under the statute. Members discussed the proposed language change to the bylaws drafted by members of the committee to provide direction to the PRC and clarify that members should not evaluate solely on the litmus test of whether consultants are considered employees. It is the responsibility of each PRC member to evaluate each situation. Additionally, the PRC members should assess whether the request for agency certification is appropriate because in some instances the number and frequency of projects may not support agency certification. Members offered their respective opinions regarding the proposal with several members supporting the proposal because it's PRC's responsibility to determine certification approval because of the PRC's collective experience and good judgment to evaluate each application based on totality.

Members voted unanimously to approve the amendment to the PRC Bylaws inserting the following language in Section 4 following C as new "D."

"D. Evaluate project and public body certification applications on the merits of the application and not base decisions solely on whether the proposed personnel are employees of the public body, consultants, or independent contractors."

PRC is now presenting the proposed amendment to CPARB for deliberation and vote.