

Project Review Committee Report to CPARB – February 2016
PRC Meeting January 28, 2016

Chair: Curt Gimmestad

CPARB Appointments:

Newly appointed PRC member Joe Stowell was introduced to the attending members and he gave a brief self-introduction. Joe brought up his current experience with the City of Oak Harbor “Heavy Civil” project that is underway.

General Discussion:

Public Certification or Re-certification: There was a brief discussion regarding Public Certification applications that would be for both GC/CM and D.B. in one application that is available to public entities. There had been some correspondence as to the approval of one procurement method but not the other and would that constitute a denial of both procurement methods. It was presented to the PRC members in attendance that it was not the intent to deny the entire application if one procurement method was not approved. It was suggested to provide one approval form that had a scoring column for both GC/CM and D.B.

Attendance: The members were reminded that it is imperative to make sure we have a quorum for Public Certification applications which constitutes 60% of current members which as of the last meeting is 29. Sound Transit submitted an application for GC/CM recertification and it was a challenge to keep a quorum by the meeting time, we had three call-ins. The Chair reminded everyone of that the next meeting was in March and to mark it on their calendars. It was also asked of the members to send in to the Chair and Vice-Chair agenda items they wish to have brought up for discussion at the next meeting.

GC/CM Training: Howard Hillinger handed out a flyer to all regarding the upcoming CMAA seminar in March that will include panel discussions on alternative procurement methods. It was also noted that the AGC Education Foundation put on their GC/CM class on January 21st and 22nd. It was full and there is a waiting list of about 30 currently who want to take the next class. Discussions are occurring as to when the next class will be, possibly April.

Application Received: There were three applications received and presented/reviewed by the PRC on January 28, 2016; Sound Transit GC/CM Public Body Recertification, Port Townsend Public Schools GC/CM Application; City of Spokane Heavy Civil GC/CM Application.

Approvals

Sound Transit Re-Certification of a Public Body to Use GC/CM Procurement - Approved

Summary: Sound Transit was able to present and demonstrate overwhelmingly to the PRC that the experienced gained and best practices implemented and regularly put into practices makes them an acceptable entity to continue their Certification. The vote was unanimous to approve.

Grant Street Elementary Replacement – GC/CM Approved

The applicant for this project is the **Port Townsend School District**

Summary: Total Project Budget \$40,975,000. The project consists of providing a new 65,000 s.f. two-level elementary school facility that will primarily serve grades K-5. It will also house the District’s birth - 3 years old and preschool programs as well the districts alternative OCEAN program for home schooled

student in grades K-12. The project will be built on an occupied campus of the existing school so the GC/CM will be critical to the appropriate phasing to keep the facilities operational during construction. There are significant site constraints where the GC/CM input will be critical to come up with appropriate risk management plans. There were initial questions from the panel to the applicant requesting clarification to the project management plan and experience. Prior to the meeting the district had hired a CM firm to assist with GC/CM and construction process which included another GC/CM “specialist”. Questions were asked of the applicant during the proceedings as to the amount of time any one individual would be putting toward the project; especially the specialists. The applicant was able to satisfy the questions being asked. In deliberation it was noted by the panel that the time allotted of personnel time to the project answered the questions but hoped that in practice that would be the case. All panel members agreed that the project met and exceeded the requirements of RCW 39.10. The project was approved unanimously 7 to 0.

Spokane Falls CSO 26 Control Facility – Heavy Civil GC/CM Approved.

The applicant for this project is the **City of Spokane**

Summary: Total Project Budget \$32,100,000. The project involves the construction of large underground concrete tank, combined sewer overflow reduction control facility to hold up to 2 million gallons of combined wastewater etc. during storm events. The project involves a complex scheduling, phasing and coordination critical to the projects overall success. The project is located on a riverbank in downtown Spokane adjacent to Spokane Falls. The project team was able to demonstrate that the project met the requirements of heavy civil although there was considerable discussion regarding the design team experience. There were questions asked of the City of Spokane’s team regarding experiences which were addressed. There were questions surrounding the Heavy Civil self-perform work and how much the City of Spokane was expecting the GC/CM to self-perform as would be identified in the RFP. At this time they are not going to indicate a minimum but work out those opportunities as the plan is further developed and understood relative to work scope types and risks. The project was approved 6 to 1 with the one disapproval coming primarily due to the lack of experience of the design team with GC/CM procurement and interaction.

2015 Summary and Value of GC/CM and Design Build Applications Reviewed by the PRC.

GC/CM:

- 17 Applications
- 3 Dis-Approvals with one that resubmitted and was approved
- Value of Approved Applications: \$1,779,219,634 (Wa State Convention Center - \$1,445,000)

Heavy Civil GC/CM:

- 2 Applications
- Value of Approved Applications: \$215,000,000 (City of Spokane Wastewater Treatment Plant: \$175,000,000)

Design Build Applications:

- 4 Applications
- Value of Approved Applications: \$73,837,530