

Project Review Committee

Chair Report to CPARB

September 10, 2020

Page 1 of 4

PRC VIRTUAL MEETINGS MAY, JUNE, AND JULY 2020

New Chair Edward Peters

May 28-29, 2020

BUSINESS MEETING:

- Vice Chair Elections – Mike Shinn elected
- The Committee discussed the virtues of using the virtual meeting format and how it may be used once the global pandemic recedes. There will be more discussions as the year continues.
- The Committee was informed of the new and returning members as voted at the May CPARB meeting

EDMONDS SCHOOL DISTRICT

– GC/CM RECERTIFICATION

- Large District, 21K Students, \$500 M. Projects since 2014, incl. seven GC/CM
- Long range Facilities Plan identifies \$1.7 B in needs, funding measures in 2020, 2026
- Certified for GC/CM in 2013 and 2017, continuity with experienced staff
- Extensive presentation of Lessons learned
- *Unanimous Approval*

MASON HEALTH

– GC/CM RECERTIFICATION

- Rural Public Hospital District, certified for GC/CM in 2017
- One complete GC/CM project and one in progress since certification, totaling \$47.5M
- Experienced in-house and consultant team
- *Unanimous Approval*

CLOVER PARK SCHOOL DISTRICT

– GC/CM RECERTIFICATION

- One of largest School Districts in Pierce County, 13K students, Certified for GC/CM in 2017
- Conducted 12 major projects, totaling \$495 M. since 2006, incl. seven GC/CM
- Long- range facilities plan for major high school, middle school and elementary school projects
- Experienced in-house and consultant team, continuity of District personnel
- *Unanimous Approval*

PENINSULA METROPOLITAN PARK DISTRICT GC/CM

– PenMet Parks Community Recreation Center Project

- Project Cost: \$26M
- Site is a former golf course and driving range with an existing 4,000 sq ft building, parking lot, open field and undeveloped land
- Project includes renovation of the building, site amenities, a new building, increased parking, an outdoor event area and a walking trail connecting to an existing trail
- Current building, mini-golf center and parking lot will remain in use during construction
- Funding is a combination of cash reserves and LTGO bonds
- Experienced in-house and consultant team, continuity of District personnel
- Meets RCW Requirements
- *Unanimous Approval*

STEILACOOM HISTORICAL SCHOOL DISTRICT GC/CM

– New Maintenance Facility Project

- Project Cost: \$4.9M
- Project is for a 10,000 sq ft Maintenance Facility will replace the current maintenance building

**Project Review Committee
Chair Report to CPARB**

September 10, 2020

Page 2 of 4

- New facility will house maintenance and grounds staff, maintenance bays, shop, district records storage, site parking for 10 personal vehicles and 25 fleet vehicles
- Experienced in-house and consultant team, continuity of District personnel
- Meets RCW Requirements
- *Unanimous Approval*

BETHEL SCHOOL DISTRICT GC/CM

– *Graham-Kapowsin High School Addition & Renovation Project*

- Project Cost: \$29.6M
- Originally constructed in 2004, this 41,470 sq ft renovation will include adding to the commons, new classrooms, administration space, weight room, and additional locker rooms
- The school remain in operation with 2,000 student during construction
- Funding approved via bond in 2019
- Meets RCW Requirements
- Experienced in-house and consultant team, continuity of District personnel
- *Unanimous Approval*

PUBLIC UTILITY DISTRICT OF CHELAN COUNTY DB

– *Rock Island Dam – Powerhouse #2 Draft Tube Gate Hydraulic Power Unit & Cylinder Upgrade*

- Project Cost: \$7,045,000
- Second largest publicly-owned hydro generation facility in U.S. serving 50,000 customers across 3,000 sq miles.
- Eight original turbine-generator units and associated balance of plant systems have exceeded their 40-year useful life. Refurbishment and potential replacement of the Draft Tube Gate Cylinders, Hydraulic Power Units, and auxiliary systems for all units will ensure another 40 years of reliable/efficient operation.
- Funding is in place
- Meets RCW Requirements for DB
- Experienced in-house and consultant team, continuity of District personnel
- *Unanimous Approval*

PUBLIC UTILITY DISTRICT OF CHELAN COUNTY DB

– *Rock Island Dam – Powerhouse #2 Generator Main Leads Replacement*

- Project Cost: \$6,436,648
- Second largest publicly-owned hydro generation facility in U.S. serving 50,000 customers across 3,000 sq miles.
- Removal, Redesign, and Replacement of existing 1,400 foot cable bus system to meet all current seismic and increased use requirements for all 8 turbine-generator units. While this is a separate project from the Draft Tube Gate Hydraulic Power Unit and Cylinder Upgrade project, this project will take place separately and concurrently with each individual unit as it is taken off line.
- Funding is in place
- Meets RCW Requirements for DB
- Experienced in-house and consultant team, continuity of District personnel
- *Unanimous Approval*

CITY OF REDMOND GC/CM

– *Redmond Senior Center Building Project*

- Project Cost: \$45.7M
- Current facility is located on the Redmond Municipal Campus adjacent to the Sammamish River, and other occupied facilities. This building was closed in 2019 due to the discovery of catastrophic failure of the

**Project Review Committee
Chair Report to CPARB**

September 10, 2020

Page 3 of 4

structural integrity, deeming it unfit for occupancy. Project is to demolish and reconstruct the facility in its current location.

- Funding will be supplied through the City Budget process
- Meets RCW Requirements
- *Unanimous Approval*

Total Project Approvals for May:

- 2 Design-Build totaling \$13.4M
 - 4 GC/CM totaling \$106.3M
- Total: \$119.7M**

June 25, 2020

BELLINGHAM SCHOOL DISTRICT GC/CM

– *Sunnyland Elementary School Project*

- Project Cost: \$31.7M
- Replace existing facility while occupied with new, 2-story 58K SF preK-5th grade Elementary school
- Funding is secured
- Experienced in-house and consultant team
- Meets three RCW criteria
- *Unanimous Approval*

Total Project Approval for June: \$31.7M

July 25, 2020

Business Meeting:

- Orientation\Introduction of 5 new & 6 returning members
- Discussed Committee letter of recommendation to CPARB for Curt Gimmetstad to fill the vacant Owner-Public Hospital Districts position.

SPOKANE PUBLIC SCHOOLS

– *GC/CM RECERTIFICATION*

- Second largest school district in the state, over \$1 B. in approved bonds since 2003
- Four current projects proposed for GC/CM, long range plans for additional projects
- Certified for GC/CM in 2013 and 2017, continuity with experienced staff
- *Unanimous Approval*

REPUBLIC SCHOOL DISTRICT DB PROJECT

– *Republic High School Replacement*

- Project Cost: \$20.5M
- Replacement of existing 1960s 48K SF High School with a new facility
- Funding will come principally from a State Distressed Schools Grant and OSPI SCAP, both dependent on a \$4.5 M local bond measure in August 2020
- Project staff will be qualified consultants
- Meets RCW criteria
- *Unanimous Approval*

RENTON SCHOOL DISTRICT GC/CM PROJECT

– *Elementary School #16*

- Project Cost: \$60M
- New 2-story Elementary School for 650 students, 77K SF
- Funding secured via approved bond in 2019

Project Review Committee

Chair Report to CPARB

September 10, 2020

Page 4 of 4

- Experienced in-house and consultant team
- Meets two RCW criteria
- *Unanimous Approval*

Total Project Approvals for July:

- 1 Design-Build totaling \$20.3M
 - 1 GC/CM totaling \$60M
- Total: \$80.3M**

Statistics:

Total 3-Month Project Approvals:

- 3 Design-Build: \$33.7M
 - 6 GC/CM: \$198,049,140
- Total: \$231,799,140**

Year to Date Total project Approvals: \$1,144,262,288

Current number of Certified Agencies: 14

Coming up in September:

- 1 new certification
- 2 Recertifications
- 1 Design-Build Project for \$3.4M
- 2 GC/CM Projects totaling \$79.6M