

# MEMORANDUM

**TO:** Rebecca Keith, Co-Chair, Capital Project Advisory Review Board - Cities  
Assistant City Attorney, City of Seattle

**FROM:** Aleanna Kondelis, Co-Chair, CPARB Data Collection and Implementation Committee – volunteer  
Director, Procurement & Sourcing, University of Washington | Facilities

Andy Thompson, Co-Chair, CPARB Data Collection and Implementation Committee  
CPARB Member – General Contractor | Sr. Project Manager, Granite Construction

**DATE:** May 11, 2020

**RE:** Response to 2013 JLARC Report - Recommendation 3 (Alternative Public Works Sunset Review)

## Background

CPARB passed a motion on **October 11, 2018** directing the Data Collection Implementation Committee to prepare the response to the **February 20, 2013** JLARC report. The Data Collection Implementation Committee met on **November 15, 2018** and discussed ways to obtain information on GC/CM project subcontract awards and payments to address Recommendation 3.

**Recommendation 3 states :** *Public bodies using GCCM should obtain information on project subcontract awards and payments and provide a final project report on their GCCM subcontracting to CPARB.*

CPARB directed the Data Collection Committee to focus efforts on JLARC Recommendation 3, and subsequently leveraged the Project Review Committee (PRC) to include an additional question (No. 6) for applicants:

**6. GC/CM Self Performance** *(complete only if requesting GC/CM re-certification)*

*Responding to the 2013 Joint Legislative Audit and Review Committee (JLARC) Recommendations is a priority and focus of CPARB.*

Please provide GC/CM project information on subcontract awards and payments, and if completed, a final project report. As prepared for each GC/CM project, please provide documentation supporting compliance with the limitations on the GC/CM self-performed work. This information may include, but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

**In January 2019** the Data Collection Committee, with the support of CPARB and PRC, notified public bodies that during the **recertification** process project data will be collected around subcontract awards and GC/CM self-performance.

Since implementing the Recertification of Public Body application “Recommendation # 3 protocol”, the following information has been submitted and posted on the CPARB website:

Agency	GC/CM Projects
City of Seattle	7
Port of Seattle	5
Sound Transit	11
Dept. Of Enterprise Services	19
University of Washington	12
Washington State University	3
<b>Totals</b>	<b>57</b>

Subcontracting/GC/CM Self-Performance Information Received as of May 10, 2020:

Agency	Project	GC/CM	Total Construction Cost	Subcontract Total	Self-Performance
<b>Lake Wash SD</b>	Barton Elementary	BNBuilders	\$39M	\$27.4M	21%
	Ella Baker Element	Lydig	\$33M	\$13M (\$5.3M MC/CM) (\$4M EC/CM)	24%
<b>WSU</b>	Veterinary Med Research	Lydig	\$96M	\$46M	30%
<b>Sound Transit</b>	Capitol Hill Station	Turner	\$104.8M	\$52M	26.2%
	UW Station (U250)	Hoffman	\$141M	\$73.7M	26.2%
	University Link System (U830)	Stacy Witbeck	\$119M	\$79.7M	16.7%
<b>DES</b>	Bellevue College SH	Walsh	\$45M	\$26M	11%
	Pacific Tower Improve	Mortenson	\$6.5M	\$4.6M	22%
<b>City of Seattle</b>	Fire Station 14	Turner	\$9.5M	\$5.6M	27.6%
	First Hill Streetcar	Stacy Witbeck	\$74.9M	\$38.8M	29.48%
	Henderson North CSO	Hoffman	\$29.8	\$17.7M	22.9%
<b>Port of Seattle</b>	North Satellite Renovation	Hensel Phelps	\$482M	\$351M (\$48M MC/CM) (\$69M EC/CM)	0%

This exercise did produce documentation to address Recommendation # 3 and provides public agencies a central repository and a similar approach to provide GC/CM subcontracting and self-performance project information to CPARB. The Data Collection Committee recommends continuing to follow this process.