

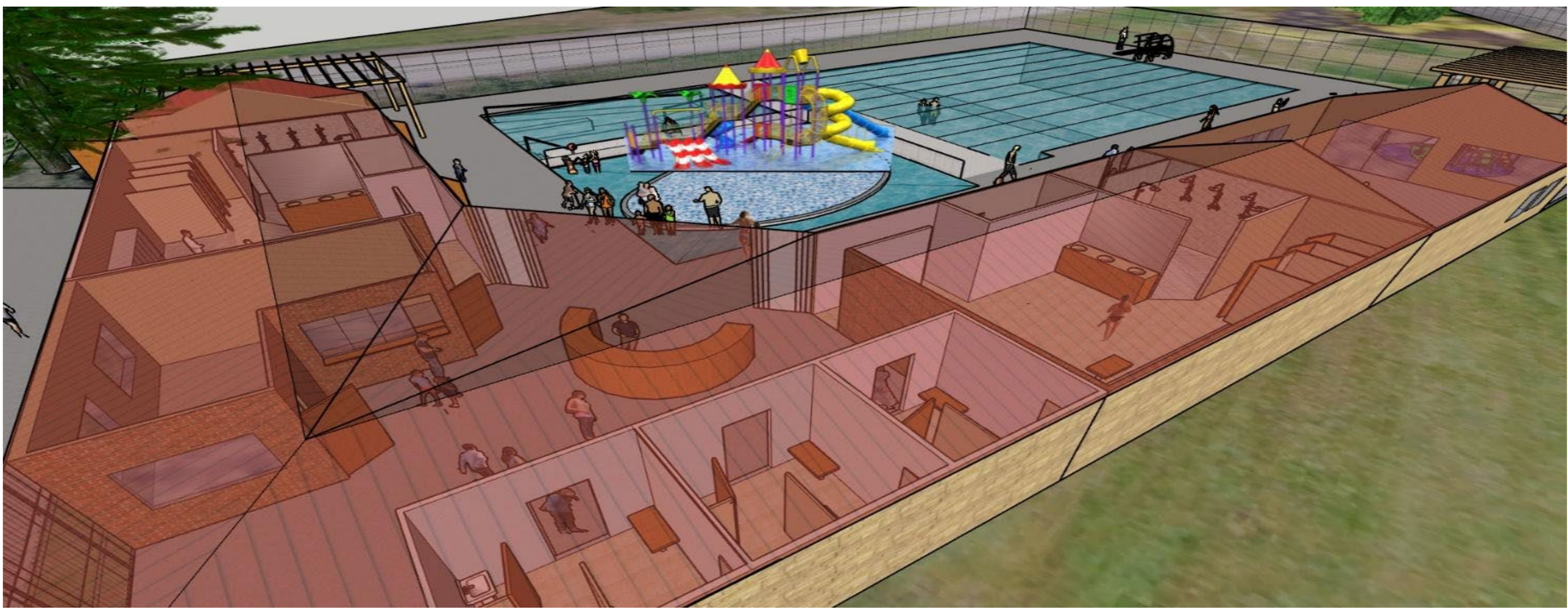


White Salmon Valley Pool Metropolitan Park District (WSVPMPD)

Project Review Committee Presentation

Application for Approval of GC/CM Project Delivery Method

January 28, 2021





Today's Presentation

- Project Team Introduction
- Project Background
 - History, Location, Scope
- Why Request GC/CM Method?
 - Evaluate Options
 - Qualifying Project
 - Management Plan
 - Budget Constraints
 - Project Outreach
- Summary
- Response to Questions
- Questions

Gerard Mulrooney

Lloyd DeKay & Rustin Hall

Larry Gorham

Gerard Mulrooney

Gerard Mulrooney



Project Team Introduction

White Salmon Valley Pool Metropolitan Park District (WSVPMPD) Development Committee

- Lloyd DeKay, Commissioner #1, President
- Steve Harris, Commissioner # 5

Project Manager / Owners Representative – PlanB Cost Consultancy, LLC

- Gerard Mulrooney, Project Oversight
- Larry Gorham, Project Manager

ALSC Architects

- Rustin Hall, Principal-in-Charge
- Andrew Leeper, Project Manager

Legal Services

- Ruben Cleaveland, Partner, Van Koten & Cleaveland, LLC
- Colm P. Nelson, Partner, Stoel Rives, LLP



Project Team – Select GC/CM Experience

PlanB Cost Consultancy, LLC

Larry Gorham – Project Manager

Project Name	Location
Centralia HS Occupied Modernization	Centralia School District – WA
Madrona K-8 School Occupied Replacement	Edmonds School District – WA
Lake Wilderness Elementary School	Tahoma School District – WA
AHS PH2 & PH3: Anacortes HS Replacement	Anacortes School District – WA
Blakely Elementary Occupied Replacement	Bainbridge Island School District - WA

ALSC Architects

Rustin Hall – Principal in Charge

Project Name	Location
City of Airway Heights Aquatics, Recreation Center & Sports Fields	Airway Heights, WA
New Yakima Family YMCA & Aquatics Facility	Yakima, WA
Covington/Maple Valley Aquatics & Recreation Center Feasibility Study	Covington, WA
Connell Swimming Pool Assessment	Connell, WA
Pine Bowl Stadium Improvements, Whitworth University	Spokane, WA
Performing Arts & Stadium Complex, Mead School District	Mead, WA
Kittitas Valley Event Center Improvements	Ellensburg, WA
Aquatics Facility Assessment	Connell, WA
New Stadium, Lugar Soccer Field, Gonzaga University	Spokane, WA
Joe Albi Stadium Replacement, Spokane Public Schools	Spokane, WA
Student Fitness Center, Washington State University	Spokane, WA



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Project Background - History

- The White Salmon Pool was built in the 1930's and had been operated and maintained by the City of White Salmon for many years for the pleasure of residents and guests
- 2018: the White Salmon Valley Pool Metropolitan Park District (WSVPMPD) was created by the voters of the district to build, operate, and maintain a pool for the White Salmon Valley Community
- February 2019: agreement to build a new pool facility on an unused school parcel located between the School District bus barns to the north and the Early Learning Center/Loop Road to the south
- May 2019: White Salmon Pool fails and is closed permanently
- May 2019 to August 2020: The District developed a Conceptual design
- August 2019: A Conditional Use Permit has been approved by the Local Authority
- January 2020: 50-year lease agreement for the new pool location
- November 2020: Project Management and Architect Services procured



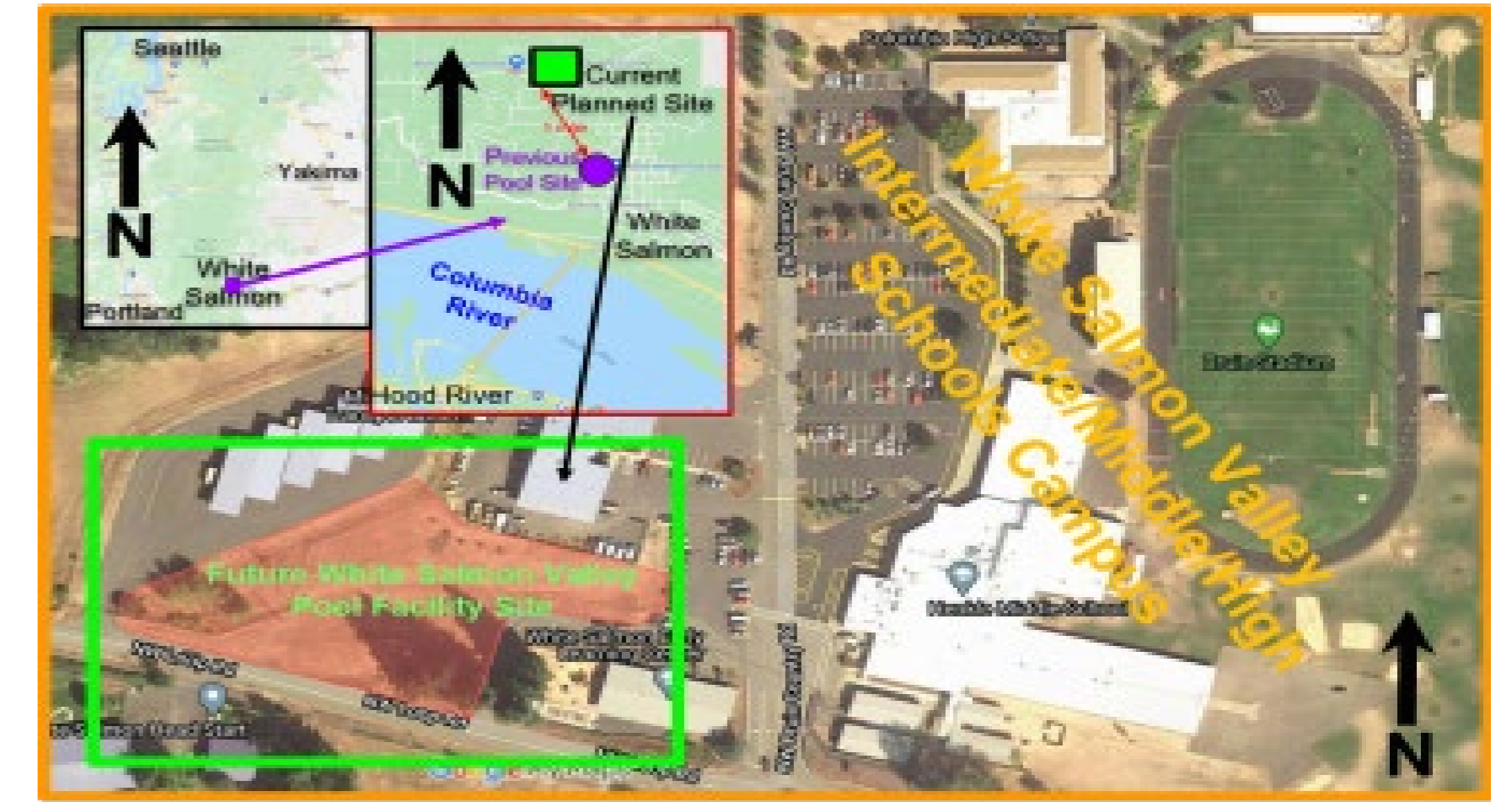


Project Background - Location

The project is in the White Salmon Valley, WA, across the Columbia River from the town of Hood River, OR.

The site for the new facility is ideal for many reasons, including:

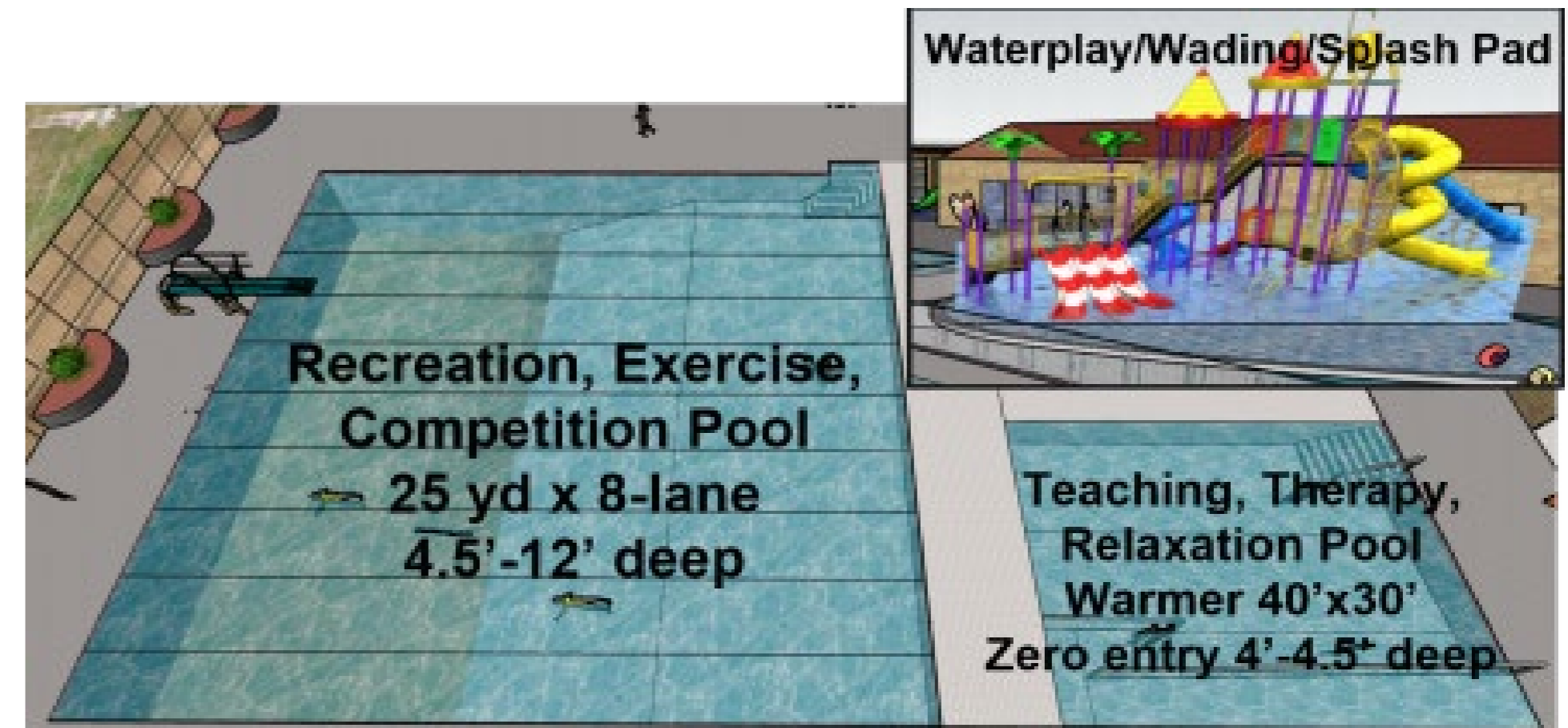
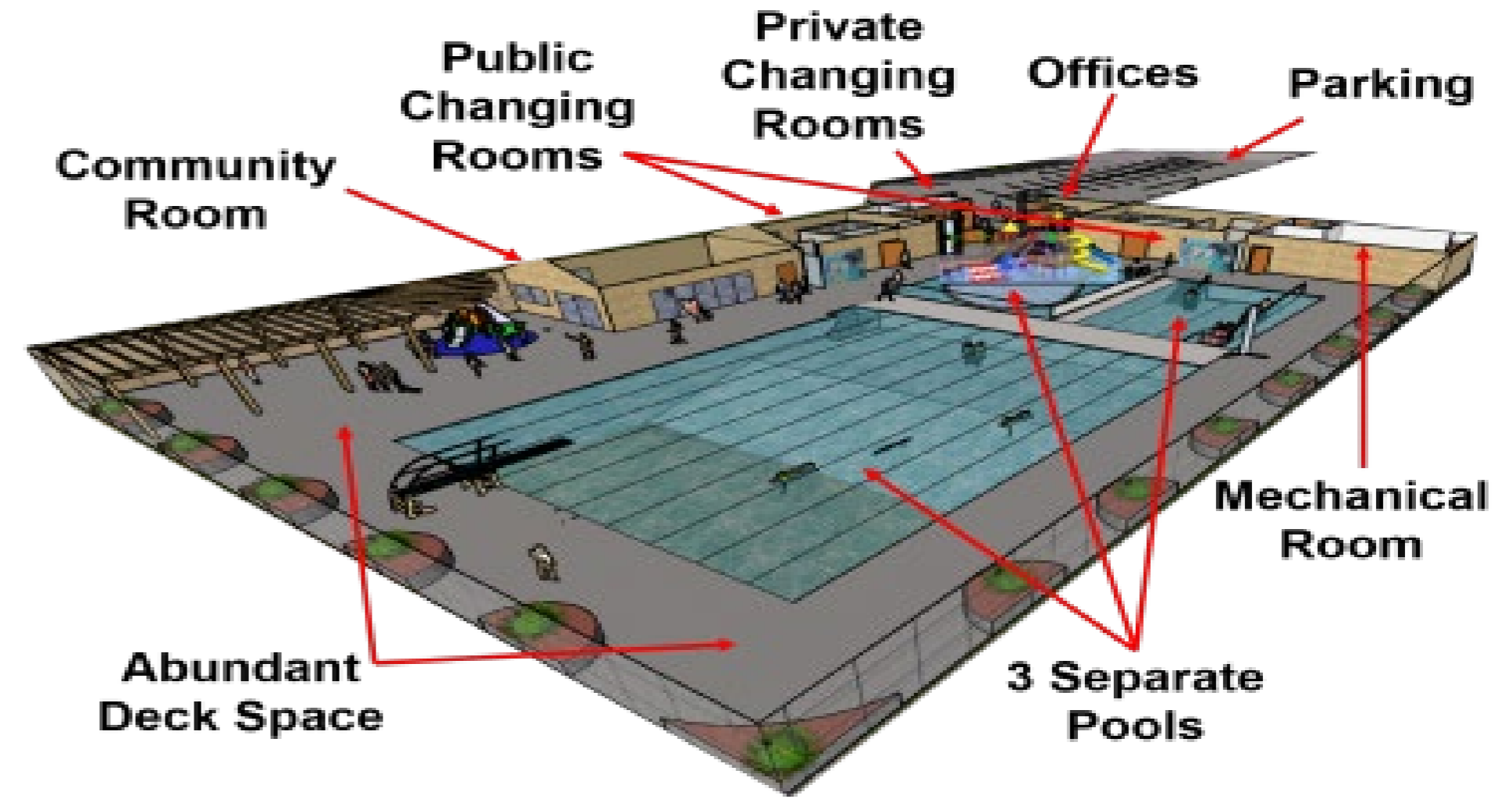
- The proposed new pool facility is on an undeveloped 1.4-acre parcel with no other planned or potential uses
- The site is in the Intermediate-Middle-High school campus where it is highly visible and easily accessible for both the community and for school programs
- The site is located about 1 mile from the White Salmon, WA, commercial center and is located central to the Park District
- The proposed facility fits easily on the site with ample room for other uses
- The site is well situated for utilities and alternative energy sources



Project Background – Proposed Scope

The proposed facility is to include:

- 3 separate pools
- 2 public changing rooms (separate women's and men's)
- 3 private changing rooms
- Multi-purpose community room
- Office and check-in desk
- Mechanical room
- Deck space





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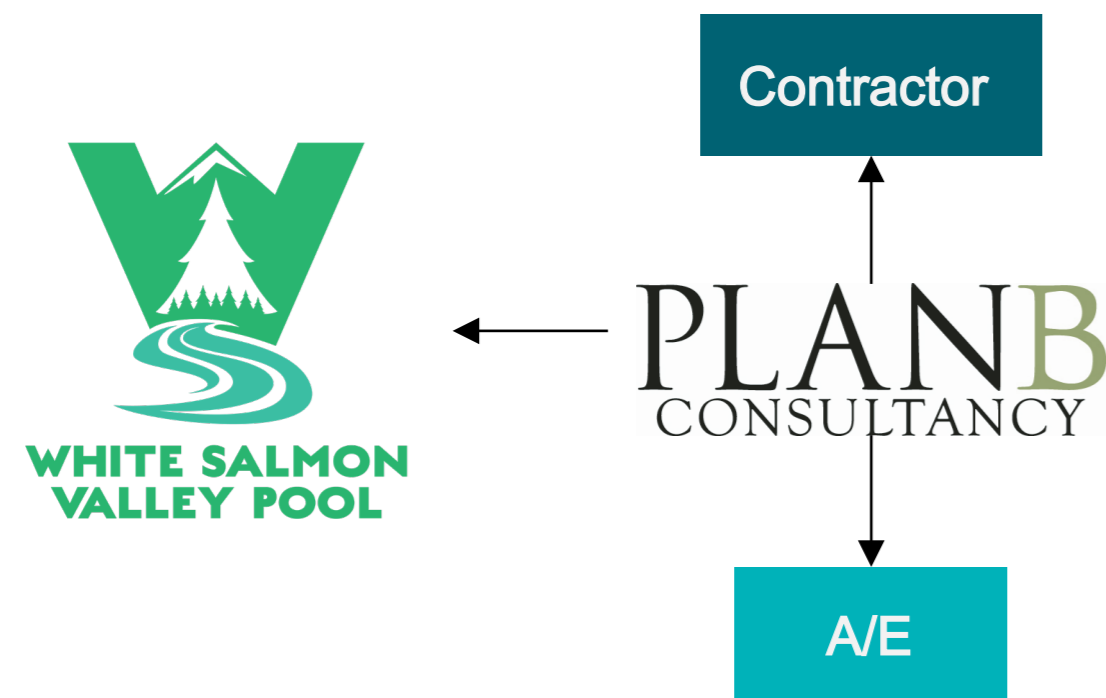
Gerard Mulrooney



Why Request GC/CM Method? Evaluate Options

Initial Evaluation of Client Needs versus Common Procurement Models:

Option 1: Traditional Design – Bid – Build Method



Pros

- Full design control
- Flexibility with programming and design

Cons

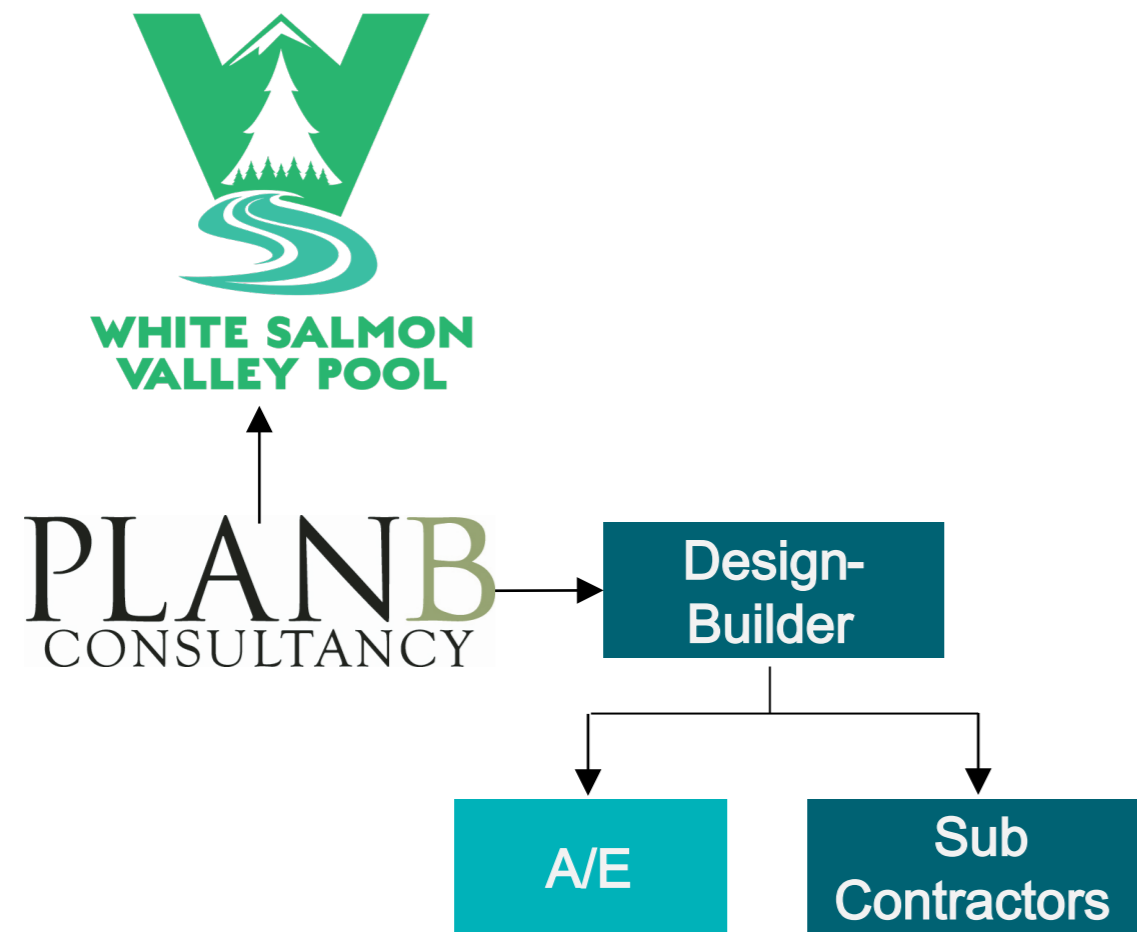
- Adversarial
- Time consuming
- Limited cost certainty & no design input
- Potential for unqualified Contractors
- Lack of control over construction
- Change orders likely

WHITE SALMON VALLEY POOL PROJECT	2021												2022									
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL			
CPARB - Application Review	[Bar]																					
Contractor Selection								BID	AWARD													
Design Development		SD		DD		CD																
Water Recreational Facility Permit					WRF PERMIT																	
Building Permit					BUILDING PERMIT																	
Construction									CONSTRUCTION													



Why Request GC/CM Method? Evaluate Options

Option 2: Design – Build Method



Pros

- Single point of responsibility
- Accelerated schedule
- Greater degree of cost certainty
- Risk transfer

Cons

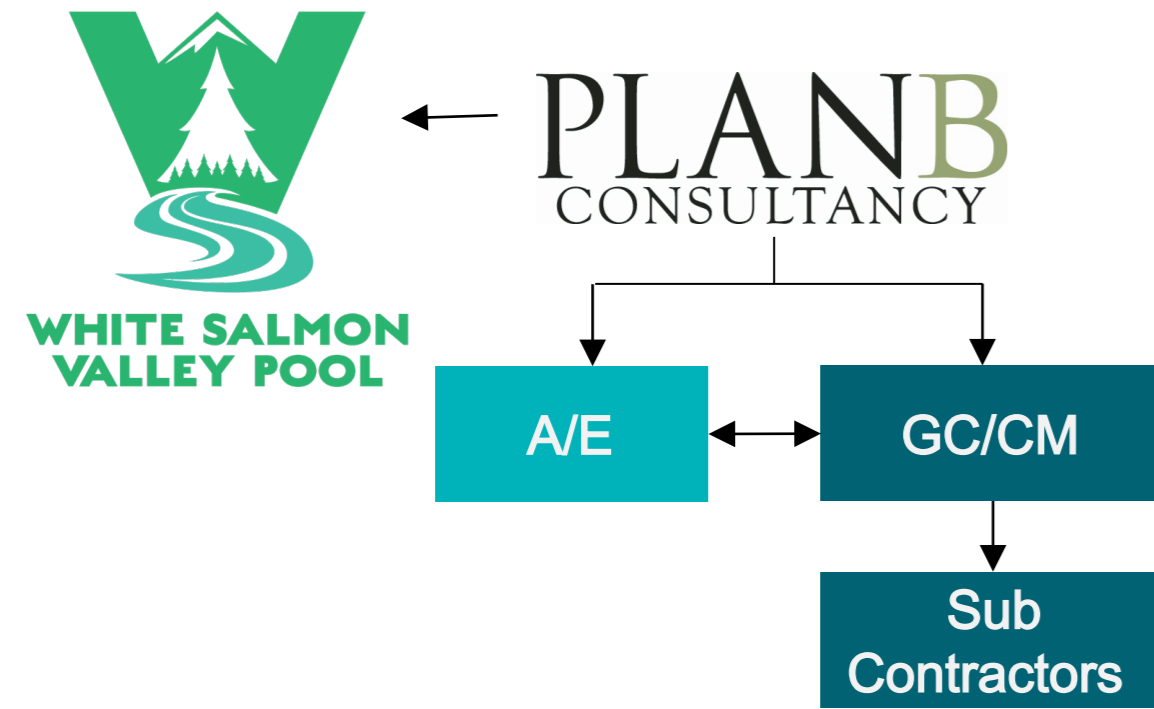
- Limited design control
- Inflexible to changing design requirements
- Quality impacts and lack of control
- Client pays for contractor’s risk

WHITE SALMON VALLEY POOL PROJECT	2021												2022											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG				
CPARB - Application Review	[Bar]																							
Design Builder Selection		RFP																						
Design and Approvals			DESIGN																					
Water Recreational Facility Permit							WRF PERMIT																	
Building Permit							BUILDING PERMIT																	
Cost and Contract Established		GMP																						
Construction										CONSTRUCTION														



Why Request GC/CM Method? Evaluate Options

Option 3: GC/CM Method



Pros

- Integrated and collaborative team
- Improved cost certainty
- Constructability reviews
- Time savings
- Transparency and client engagement

Cons

- Needs strong communication to avoid conflict
- Requires client/stakeholder involvement

WHITE SALMON VALLEY POOL PROJECT	2021												2022			
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
CPARB - Application Review	[Bar from Jan to Feb]															
Due Diligence	[Bar from Jan to Feb]															
Schematic Design	[Bar from Jan to Apr]															
Advertise RFP, Review, Select GC/CM	[Bar from Jan to Mar]															
WSVPMPD - Special Board Approval Meeting				[Small bar in Apr]												
Design Development				[Bar from Apr to May]												
Construction Documents						[Bar from Jun to Jul]										
Submit and obtain Permits			[Bar from Mar to Jun]													
Sitework Building Permit Issued			[Bar from Mar to May]													
Structure Building Permit Issued			[Bar from Mar to Jun]													
Subcontractor bidding: sitework packages						[Bar from May to Jun]										
Subcontractor bidding: structure							[Bar from Jun to Jul]									
Subcontractor bidding, negotiate GMP							[Bar from Jul to Aug]									
Construction: sitework packages							[Bar from Jun to Aug]									
Construction: structure								[Bar from Aug to Apr 2022]								



Why Request GC/CM? – Qualifying Project

- **The proposed new pool facility meets 4 of the 6 criteria listed in RCW 39.10.340:**
 - ✓ Implementation of the project involves complex scheduling, phasing or coordination
 - ✓ The project involves construction at an existing facility that must continue to operate during construction
 - ✓ Involvement of the GC/CM during the design stage is critical to the success of the project, budget constraints
 - ✓ The project encompasses a complex or technical work environment
 - ✗ The project requires specialized work on a building that has historical significance
 - ✗ The project is, and the public body elects to procure the project as, a heavy civil construction project



Why Request GC/CM? – Qualifying Project

1. Complex Scheduling, Phasing & Coordination:

- Contractor involvement early in the pool design and procurement of long lead items
- Advantage of potentially beginning early works packages as permits are being processed
- Construction coordination early on with the neighboring four schools and key stakeholders

2. Occupied Site:

- Project is located on the school campus and immediately adjacent to an Early Learning Center
- Student, staff and public access will be required throughout construction
- Safety, security, and access control critical for the safety of students, staff, and the public
- Significant traffic ingress and egress coordination needed early on in the design process



Indicative construction area perimeter fencing with the facility overlain for reference to proximity to school structures



Why Request GC/CM? – Qualifying Project

3. GC/CM Involvement is Critical to the Success of the Project:

- Effective and efficient planning and execution
- Strong project controls with direct market expertise on schedule and cost tracking
- Safety and risk management is accounted for early in the project process
- Input and involvement in the design and planning process to ensure constructability
- Community Involvement of Local Contractors

4. Complex or Technical Work Environment:

- Pool design is specialized and will need coordinated constructability reviews throughout the evolving design
- Correct and clear instruction to bidders
- Ability to sequence site work bid packages at an early phase in order to maintain project schedule
- Recontouring of existing drainage swale
- Utility coordination and relocation



Management Plan - Project Team

Project Controls:

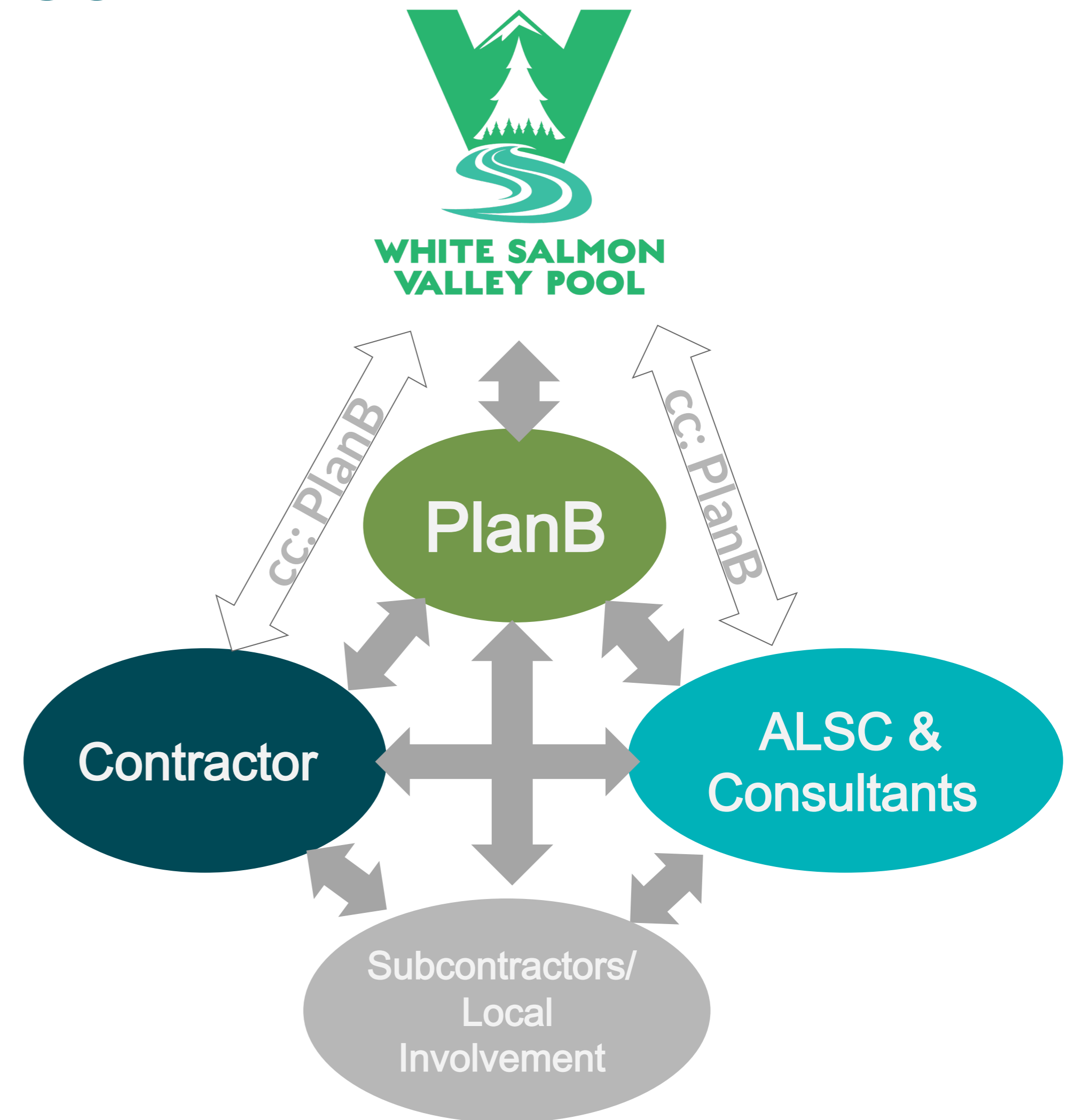
- Minimum monthly, high-level team meeting with principal-level involvement
- Regular updated schedule and budget information
- Informative stakeholder updates
- Efficient process for Board approvals

Procurement:

- PlanB and VanKoten & Cleaveland/Stoel Rives guidance
- Formal selection with 3-step RFP process
- Open and transparent bidding and evaluation process

Experience:

- All members of the project team have GC/CM experience
- Knowledge of the RCW 39.10 governance, rules and processes
- Active local projects utilizing the GC/CM method





Management Plan - Project Schedule

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	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
CPARB - Application Review	█															
Due Diligence	█	█														
Schematic Design	█	█	█	█												
Advertise RFP, Review, Select GC/CM	█	█	█													
WSVPMPD - Special Board Approval Meeting				█												
Design Development					█	█	█									
Construction Documents							█	█								
Submit and obtain Permits			█	█	█	█	█									
Sitework Building Permit Issued			█	█	█											
Structure Building Permit Issued			█	█	█	█										
Subcontractor bidding: sitework packages						█	█									
Subcontractor bidding: structure							█	█								
Subcontractor bidding, negotiate GMP								█	█							
Construction: sitework packages									█	█						
Construction: structure													█	█	█	█

SCHEDULE	
Date	Selection Process
February 3, 2021	Advertisement for Request for Proposal Published (First Publication)
February 5, 2021	Advertisement for Request for Proposal Published (Second Publication)
February 10, 2021	Pre-Proposal Conference at 10:00 a.m. (Pacific) via virtual Microsoft TEAMS meeting
February 12, 2021	Last Day for STEP 1 Questions at 2:00 p.m. (Pacific)
February 15, 2021	Last Addendum Issued for STEP 1
February 19, 2021	STEP 1: Submittal of Statements of Qualifications due at 10:00 a.m. (Pacific)
Approx. February 23, 2021	STEP 2: Notice to Shortlisted Firms (including contract documents)
February 26, 2021	Last Day for STEP 2 Questions at 2:00 p.m. (Pacific)
March 1, 2021	Last Addendum Issued for STEP 2
March 5, 2021	Submittal of documents required under RFP Section XXX due at 2:00 p.m. (Pacific) prior to STEP 2 Interviews
March 9, 2021	STEP 2: Interviews
March 11, 2021	STEP 3: Notice to finalists
March 12, 2021	Last Day for STEP 3 Questions at 2:00 p.m. (Pacific)
March 15, 2021	Last Addendum Issued for STEP 3
March 17, 2021	STEP 3: Sealed Price Proposals due at 10:00 a.m. (Pacific)
March 19, 2021	Notice to Apparent Successful Firm
March 26, 2021	Conclude Negotiation of Pre-Construction Agreement
Approx. March 2021	NTP to GC/CM for Pre-Construction Services (Interim Contract)
Approx. March 2021	WSVPMPD Approval Process for Preconstruction and Construction Contract (anticipated)



Management Plan - Project Budget

Projected Total Cost for the Project	Budget
Direct Costs:	
Costs for Professional Services (A/E, Legal etc.)	\$ 201,000.00
Construction Costs:	
Estimated project construction costs (including construction contingencies):	\$ 2,323,000.00
Off-site costs	\$ -
Contingencies (design & owner)	\$ 150,000.00
Administration:	
Contract administration costs (owner, cm etc.)	\$ 75,000.00
Owner Costs:	
Equipment and furnishing costs	\$ 55,000.00
Sales Tax	\$ 175,000.00
Other Costs:	
Other related project costs - Permits & Fees	\$ 21,000.00
Total Project Budget	\$ 3,000,000.00

Funding Process Timeline:

- Project is over 25% funded to date
- Design and GC/CM Pre-Construction services are funded to date
- Full funding expected to be secured by end May 2021
 - \$720,000 Tax Levy income
 - \$850,000 WA State RCO grants
 - \$430,000 WA State Local Community Project Grant
 - \$500,000 private foundation grants
 - \$500,000 construction loan



Management Plan - Project Outreach

MWBE Outreach:

WSVPMPD is committed to maximizing outreach to and participation of MWBE and other disadvantaged businesses in accordance with the **District's Business Equity Program**. In anticipation of the upcoming pool facility construction project and to further strengthen community support, District representatives have reached out to **local small businesses** informing them of future opportunities for a number of services **including construction and materials, landscaping, facility maintenance and public art**.

Local Outreach:

Many of our local WA state contractors are professionals who're easily capable of handling this project, and are enthusiastic about being able to work on this project for the good of the community.

- Our local **concrete company** has a state-of-the-art mobile batch plant and a local fixed plant. In the past year they've done several 100,000++ sq ft, 10,000+ cu. yd., pours for public and private projects throughout the PacNW. They have pledged to provide concrete work at cost for our project.
- Our local **lumber company** is a major PacNW lumber supplier that have prided themselves for over 60 years on their local community involvement and contributions.
- We have several materials, electronics and communications providers that are national industrial suppliers, including locally to Insitu, a Boeing producer of UAV (unmanned aerial vehicle) aircraft for civilian and military applications.
- We have many highly **qualified licensed trades** people (excavators, builders, electricians, plumbers, surveyors, etc.) and suppliers who are also keen to support this important community project.



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Summary

In Summary, we request approval of GC/CM method for the following:

- We meet many of the set criteria under RCW 39.10.340
- Early alignment of schedule and budget for construction, and use of public funds
- Avail of market testing and subcontractor knowledge for technical aspects
- Early identification and resolution of risk including Covid-19 impacts
- Constructability and risk reviews throughout the design stages
- Team Collaboration is established early in the project and essential to the Client
- The project is critical to a small community such as White Salmon. The GC/CM Method will allow the ability to customize the bid packages and work with the smaller local firms.
- **We all want to succeed in providing an important asset to the local community!**



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Response to Questions

Question 1: Can you clarify where you are at in the procurement process? Has an RFP been issued or proposals received?

The District has worked extensively to prepare an RFP, and we are currently waiting on PRC approval prior to issuance. Immediately after approval, the District will work with our GC/CM specialist attorney consultant, Colm Nelson, to finalize and issue the documents for responses. We have also reached out to the general contractors in our region to get a read on their interest in this as a GC/CM project, with very favorable results. Our target issue date for the RFP is early February, with NTP in March corresponding with the completion of the Schematic Design phase.

Question 2: The schedule for starting construction in July appears aggressive if procurement isn't completed until March. Can you clarify how you plan to prioritize the GC/CM involvement in this relative short time period?

In order to achieve completion in time for the Spring / Summer 2022 swim center season, it is necessary to split the Building Permit into two parts – Site Work first and then Structure. This allows us to identify and release early work packages such as the foundation, structural and below grade utilities work earlier in the project and take advantage of the drier summer weather to complete these scopes of work prior to the rainy season beginning.



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QUESTIONS?

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THANK YOU



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