

PROJECT REVIEW COMMITTEE REPORT TO CPARB

May 10, 2018

Rustin L. Hall, Chair
Janice Zahn, Vice Chair

January 25th, 2018 Meeting

1. Application Summary

a) *Shadow Lake Elementary School – GC/CM - Approved*
Tahoma School District #409

The project includes tenant improvements within four separate existing buildings on the campus. Areas of work include Administration, Library and Kindergarten areas, classroom finishes, multiple exterior improvements and various internal systems upgrades. The \$3.9 million project was funded through a 2013 bond measure. The applicant demonstrated responsible budgets, timelines and management plan for the project. The application satisfies RCW 39.10 criteria for complex phasing and coordination, construction on occupied sites, critical involvement of the GC/CM and public benefit. The applicant demonstrated GC/CM in-house staff experience, supported by GC/CM expertise of OAC, Perkins Coie and BCRA Architects. The project was approved unanimously.

b) *New High School – Progressive D/B – Approved*
Issaquah School District #411

The new high school is planned to serve 1,800 students and will reduce populations at the other district schools. The \$120 million project is funded through a capital bond approved in April of 2016. Complexities within the project include parking beneath the athletic field and advanced maker spaces with specialized equipment and systems. The applicant demonstrated responsible budgets, timelines and management plan for the project. The application satisfies RCW 39.10 criteria for highly specialized construction activities, greater innovation and efficiencies, significant delivery time savings and public benefit. The applicant has not completed a D/B project, therefore, D/B expertise is to be provided by OAC and Pacifica Law Group. The project was approved unanimously.

c) *New Middle School – Progressive D/B – Approved*
Issaquah School District #411

The 130,000 sf, \$74 million project is planned to serve 900 6th-8th graders and will reduce populations at the other district middle schools. The project is funded through a capital bond approved in April of 2016. Complexities within the project include parking beneath the athletic field, advanced maker spaces with specialized equipment and systems, and construction immediately adjacent to other district facilities that must remain safe and operational. The applicant demonstrated responsible budgets, timelines and management plan for the project. The application satisfies RCW 39.10 criteria for highly specialized construction activities, greater innovation and efficiencies, significant delivery time savings and public benefit. The applicant has not completed a D/B project, therefore, D/B expertise is to be provided by OAC and Pacifica Law Group. The project was approved unanimously.

March 22, 2018 Meeting

1. Project Review Committee met with a full quorum represented.

2. PRC Actions:

a) Document Updates: A motion was made and seconded to approve the updates made at the end of 2017 to the following documents, which were posted to the PRC website in November:

- Project Information Sheet
- DB Project Application
- DB Project Scoresheet
- GC/CM Project Application
- GC/CM Project Scoresheet
- Certification Information Sheet
- Certification Scoresheet
- Recertification Scoresheet

One modification was proposed and the motion amended to approve a change on the DB Project Scoresheet. After further discussion, the vote was unanimous to approve the updated documents.

b) Position Definitions: The CPARB Board requested that the PRC provide definitions of each of the PRC positions for use in further evaluating PRC member application letters and aiding in the approval process. Each PRC member was asked to write a brief description of their assigned position, compare that description with others on the PRC with the same position, and then forward those descriptions to Talia by 4/9/18. From there, PRC Chair Rustin Hall, Talia and Nancy will review, refine and finalize the descriptions as needed to ensure a consistent level of format, content and level of detail for each description. These final descriptions will be presented at the May 10, 2018 CPARB Board meeting. PRC members whose terms are expiring on June 30, 2018 and are interested in continuing for another term need to submit letters of interest to Talia before April 18, 2018. Changes may also need to be made to the PRC document currently being used to reach out to new applicants to fill vacant PRC positions.

c) MBAC Data Collection: The CPARB Board at their November 2017 meeting approved a new policy regarding PRC involvement in collecting information regarding OMWBE inclusion plans. This new policy requires public bodies seeking certification or recertification to submit and the PRC to collect the following information:

- Advertisement and solicitation requirements for inclusion plans
- Outreach and training and education efforts to minority and women-owned firms
- Contract language related to inclusion and outreach
- Amounts and percentages paid to minority, women, veteran and small businesses

The CPARB Board at their November 2017 meeting directed the PRC to discuss how it plans to collect that information and to provide an implementation proposal. Today's meeting was the first opportunity for the PRC to discuss this subject with a full quorum present since the November CPARB Board meeting. The following thoughts were shared during the discussion:

- The PRC should reach out to our current certified public bodies (there are currently 15) and request information from them on what types of templates they are currently using, if any, to

gather and process similar information. Many of them may already be required by law to implement OMWBE inclusion plans and track results.

- The PRC should contact WSSDA (Washington State School Director's Association) and request a copy of their policies and procedures templates used for all school districts across the state.
- The PRC should recommend to CPARB that this policy be expanded to include all project applicants to the PRC, not just certifications and recertifications.
- The scope of this policy should include both contractors and professional service providers.
- As DES staff will be responsible for processing the data collected, the final template format to be used by the applicants will need additional technical input based on the specific database system to be used.
- It is important that we clarify specifically what data is desired and to keep the template as easy to use and process as possible while still accomplishing the intent of the new policy.
- The OMWBE inclusion plan information to be requested from the applicants will not be used by the PRC for evaluation of the application, as it is not currently included in RCW 39.10 statutes.
- The PRC will develop proposed changes in application documents as required to request of the applicant pertinent information to satisfy the new policy requirements. The changes will be incorporated into the existing document and will not be formatted as an attachment. Language will be included that clarifies for the applicant that this information is for information only and will not be used as an evaluation criteria.
- Applicants will be asked to provide historical data from past projects as a part of their application. Data for projects not yet completed will be provided post-completion by public bodies as directed in RCW 39.10.320 and 39.10.350.

PRC Chair Rustin Hall, Talia and Nancy will collect information as noted above and produce an implementation proposal to be presented to the CPARB Board.

3. Application Summary

a) Rock Island and Rocky Reach Dam Modifications – GC/CM – Approved Chelan County PUD

The projects involve improvements for multiple buildings on separate sites with sequential schedules spanning from 2018 to 2023. The scope of work includes upgraded, replacement and new facilities for support and maintenance operations at the sites of two hydroelectric dams. The \$70.6 million projects are fully funded, and the applicant demonstrated responsible budgets and timelines for the projects. The application satisfies RCW 39.10 criteria for occupied sites, essential facilities, complex scheduling and critical involvement of the GC/CM. The applicant has not completed a GC/CM project; therefore GC/CM expertise is to be provided by Parametrix, Perkins Coie and TCF Architecture. The project was approved unanimously.

b) Aquatic Center Renovation and Expansion – GC/CM – Approved William Shore Pool District

The project consists of a \$12.9 million expansion and renovation of an existing aquatic center. The project is currently \$2 million short of full funding with options available for securing remaining funding. The applicant demonstrated responsible budgets and timelines for the project. The application satisfies RCW 39.10 criteria including occupied site and complex project

phasing. Required GC/CM experience for the team is to be provided by Mike Purdy, Gregory Guedel/Legal Council, Zenovic and Associates, Vanir Construction Management and ARC Architects. The project was approved unanimously.

**c) *Olympic Medical Center Central Sterilization – GC/CM – Approved
Clallam County Public Hospital District***

The \$6.7 million project consists of modifications to 2 floors of a building built in multiple phases from 1951, 1974, 1982, 1992, 1996, 2007 and 2015. The scope of the work includes replacement, hazardous materials abatement, upgrading and relocating key elements of the hospital's existing central sterilization department systems and facilities. The work will be done in 5 phases and involves complex routing of systems within tight existing interstitial spaces. The application satisfies RCW 39.10 criteria including occupied site, complex scheduling and essential facilities. Required GC/CM experience is to be provided by The Robinson Company, Perkins Coie, Sazan Group and TBS Engineering. Documentation of specific Washington State GC/CM experience for key personnel was brief. The project was approved by a vote of 6 yes to 2 no.

4. PRC Committee Member Status:

Recruitment is ongoing to fill the following vacant position:

- Owner – Public Hospitals (Darrin Gillis Left July 2017)

The following PRC Committee Members terms expire on June 30, 2018:

- Bill Dobyys – General Contractors
- John Palewicz – Owner, General Public
- Linneth Riley-Hall – Owner, General
- Joe Stowell – Owner, Cities
- Rob Warnica – General Contractors

Editor's Note: Notification was received on April 26, 2018 that Jeanne Rynne is moving to California and will resign her PRC position (Owner – Higher Education) on June 30, 2018.

Respectfully submitted 4/30/2018,

Rustin L. Hall, PRC Chair