

PROJECT REVIEW COMMITTEE REPORT TO DECEMBER 13, 2018 CPARB MEETING

Janice Zahn, Chair

James Dugan, Vice Chair

November 29, 2018 PRC Meeting

1. GC/CM and D/B Project Application Summary

- a. Olympic High School Modernization Phase 2 Project – GC/CM - Approved
Central Kitsap School District

The project will modernize the existing high school while maintaining school operations, requiring complex phased construction. The \$29mil project is funded through local and state construction assistance funding. The work is expected to complete in 2021. The public owner has internal staff expertise in GC/CM to successfully manage this project. This application satisfies RCW39.10 criteria for complex phasing and coordination, construction on the occupied sites and critical involvement of the GC/CM. This project was approved unanimously.

- b. Mountain View High School Replacement Project – GC/CM – Approved
Evergreen School District

The project will replace the existing high school with a new replacement school, constructed on the same site while 2,000 students continue to occupy the current building and portables during the course of construction. The \$215mil budget is funded through an approved capital improvement bond. The work is expected to complete in phases, with all construction complete in 2022. The public owner has some internal staff experience in GC/CM to successfully manage this project, supplemented by outside consultant expertise. This application satisfies RCW39.10 criteria for complex phasing and coordination, construction on the occupied site and critical involvement of the GC/CM. This project was approved unanimously.

- c. Spokane Pubic Library Downtown Branch Recapture Project – GC/CM – Approved
City of Spokane

The project will renovate the existing library while the facility continues to be in use, requiring complex phased construction. The \$33mil project is funded through a recently approved general obligation bond measure. The work is expected to complete in 2022. The public owner has internal staff expertise in GC/CM to successfully manage this project, along with outside consultant support. This application satisfies RCW39.10 criteria for complex phasing and coordination, construction on the occupied sites and critical involvement of the GC/CM. This project was approved unanimously.

- d. Spokane Pubic Library Shadle Branch Expansion Project – GC/CM – Approved
City of Spokane

The project includes renovation of the existing library with a 12,000 sf addition, while the facility continues to be in use, requiring complex phased construction. The \$16mil project is funded through a recently approved general obligation bond measure. The work is expected to complete in 2021. The public owner has internal staff expertise in GC/CM to successfully manage this project, along with outside consultant support. This application satisfies RCW39.10 criteria for complex phasing and

coordination, construction on the occupied sites and critical involvement of the GC/CM. This project was approved unanimously.

- e. Walla Walla High School Renovation Project– GC/CM – Approved
Walla Walla School District

The project will renovate Walla Walla High school with an addition for a new science wing and culinary arts and career technical education classrooms. The facility will continue to be in use during the renovation project. The \$77mil budget is funded through a recently approved voter bond measure. The construction is anticipated to be complete by the end of 2022. The public owner has internal staff with experience in CMGC delivery method in Oregon. They will supplement with outside consultant and attend AGC GC/CM training to ensure successful management of this project. The panel cautioned the owner about the importance of compliance with the RCW regulations, which differ from Oregon. This application satisfies RCW39.10 criteria for complex phasing and coordination, construction throughout the city on at least 10 occupied sites, critical involvement of the GC/CM and public benefit. This project was approved unanimously.

- f. Maintenance and Operations Base Infrastructure and Facilities Improvement Project – GC/CM – Approved
Pierce Transit

The project includes a series of phases to develop the Transit Base to increase vehicle parking, fuel and wash and maintenance capacity while bringing the existing facilities up to contemporary safety and operation standards. The \$156mil budget will be funded in phases, with \$36.6mil funded for design, preconstruction and Phase 1 construction. Construction is expected to be complete in Phases, with the New West Base Facility Phase 1 complete in 2021. Phase 2, if awarded to this GC/CM contract, will be complete by 2030. The panel raised questions about the phased approach/funding and was assured that the procurement and contract would comply with the RCW requirements. The public owner has internal staff with experience in GC/CM and has supplemented with outside consultant advisors to successfully manage this project. This application satisfies RCW39.10 criteria for complex phasing and coordination, construction on occupied sites, critical involvement of the GC/CM and public benefit. This project was approved unanimously.

- g. Reclaimed Water Disinfection Facility Project – DB – Approved
City of Snoqualmie

The project will expand the reclaimed water infrastructure to comply with Department of Ecology newly enacted requirements for disinfection. The \$5mil budget will be funded through the city's capital budget with the sale of bonds. The construction is expected to complete in 2021. The public owner has internal staff with experience in DB and has supplemented with outside consultant advisors to successfully manage this project. This application satisfies RCW39.10 criteria for the highly specialized work and the importance of the DB integration for cost and time savings, and compliance with Department of Ecology requirements. This project was approved unanimously.

- h. The seven approved projects had total budgets of \$531mil. This brings our total projects approved year to date to 37 projects totaling over \$2.5bil.

2. GC/CM and D/B Owner Certification and Re-certification – None
3. No business meeting requiring a full quorum of the PRC this month.

4. Letters sent to the six public owners with corrected expiration dates for their re-certification as noted in last PRC report to CPARB.

Respectfully submitted,

Janice Zahn, PRC Chair