

PROJECT REVIEW COMMITTEE REPORT TO MAY 9, 2019 CPARB MEETING

Janice Zahn, Chair

James Dugan, Vice Chair

March 28, 2019 PRC Meeting Summary

1. Business Meeting with full quorum
 - a. PRC Chair welcomed new incoming members, joining at the March meeting: Owner Cities – Kyle Twohig and Private Sector - Timothy Buckley.
 - b. PRC Chair shared CPARB meeting recap and assignments to PRC regarding subcontractor outreach and GC/CM self-performance. Project Application, Owner Certification and Re-certification template revisions to incorporate CPARB requested additions were reviewed and approved for adoption. The new Addendum for Owner Re-certification of GC/CM to address Subcontract Awards, Payment and Self-Performance was adopted into our PRC templates.
 - c. PRC bylaw draft revisions to incorporate new travel protocols were reviewed and approved for adoption. The draft language regarding owner re-certification and other PRC practices and member duties will be reviewed at the May PRC meeting.
 - d. The Vice Chair will ascend to serve as Chair beginning July 1 and the task of nominations and voting in a new Vice Chair will occur at the May meeting.
 - e. PRC committee agreed to add a June meeting to support the anticipated volume of applications at the May and July meetings. The added date is June 27th.
2. PRC Chair provided PRC Orientation training for our new members.
3. GC/CM and DB Project Application Summary
 - a. **New Elementary and Mt. Stuart Elementary** – GC/CM - Approved
Ellensberg School District

The project will construct a new elementary school and build a new Mt. Stuart Elementary School to accommodate the growing student body population, many of whom are housed in less than ideal conditions in portables. The \$53 mil for these two schools are funded through district revenue and voter approved general obligation capital projects bonds, as well as state funding. These projects are expected to be complete by the 2021 school year. The school district has hired outside consulting expertise to assist with the implementation of this project. The application satisfies RCW39.10 criteria for complex phasing and coordination, construction on an occupied site, critical involvement of the GC/CM and public benefit. This project was approved unanimously.
 - b. **Wy'East Middle School Replacement** – GC/CM - Approved
Evergreen School District

The project will replace Wy'East Middle School on the same site to meet the ongoing needs for adaptable learning environment and consolidate a multi-building campus for improved safety and security. It includes 103,000sf of new construction and 37,000sf of renovation. The \$80 mil project is fully funded through voter approved capital improvement bond supplemented by the state School Construction Assistance Program and expected to be complete by the 2021 school year. The school district has hired outside consulting expertise to assist with the implementation of this project. The application satisfies RCW39.10 criteria for complex phasing and coordination, construction on a fully occupied site, critical involvement of the GC/CM and public benefit. This project was approved unanimously.

c. **Point Hudson Jetty Renovation – GC/CM – Denied**

Port of Port Townsend

The project will renovate the existing 258' long batter-pile and rock South Jetty. This jetty protects Port Townsend Bay from damaging wind and wave action and access to the facility must be maintained throughout the project construction. The owner has hired two outside consulting firms to assist with this project. The \$3mil project is partially funded with bank loans and general fund reserves, and through a not yet approved grant application to the Jefferson County Public Infrastructure Fund Board. The project is expected to complete in early 2020. Several on the panel agreed that the project met the criteria of complexity in an operating jetty and that early GC/CM involvement has public benefit. Most noted that this project would have been more appropriate as a Heavy-Civil GC/CM project, which the owner did not pursue. The lack of former GC/CM experience and knowledge by the owner was not mitigated by the proposed project team or by Port leadership. Therefore, the application failed to satisfy RCW 39.10 criteria and was denied unanimously.

d. **Downtown Elementary School – DB - Approved**

Tacoma Public Schools

The project will replace Downing Elementary School on the same site to meet the ongoing needs of the student body while leveraging the expertise of the design-build team to maximize the use of the small site surrounded by the adjacent dense development. The \$43 mil project will be fully funded through an upcoming February 2020 voter bond issue. The district is utilizing progressive DB and anticipates having the team chosen and ready to begin design once the bond issue is passed. The new school is expected to be complete by the 2022 school year. The school district has in-house expertise to implement this project. The application satisfies RCW39.10 criteria for leveraging innovation, complex phasing and coordination, construction on a fully occupied site, critical involvement of the GC/CM and public benefit. This project was approved unanimously.

e. **Yelm Middle and Southworth Elementary School Replacement – GC/CM - Approved**

Yelm Community Schools

The project will construct a new Yelm Middle School and new Southworth Elementary School to replace the existing schools on its current sites. The \$112 mil project is fully funded through a voter approved capital bond supplemented by the state School Construction Assistance Program. The middle school is expected to be complete by the 2021 school year. The elementary school is expected to be complete by the 2022 school year. The school district has hired outside consulting expertise to assist with the implementation of this project. The application satisfies RCW39.10 criteria for complex phasing and coordination of the two schools to ensure uninterrupted service to the students, construction on a fully occupied site, critical involvement of the GC/CM and public benefit. This project was approved unanimously.

f. The four approved projects in March had total budgets of \$288mil, bringing the total approved projects in 2019 to \$425mil.

4. **GC/CM and DB Owner Certification and Re-Certification Summary**

a. **Lake Washington School District – GC/CM Re-Certification**

The application for re-certification was submitted by the required deadline with the required information. An Addendum to provide the record of subcontract awards, payments and self-performance was also included in the submission. A quorum of the full PRC was in attendance for the consideration of this application. The owner demonstrated knowledge of and successful implementation of GC/CM on their projects. Owner also has utilized a consultant resource with subject matter expertise in RCW39.10 to work within the district staff. This re-certification application was approved unanimously.

b. Sound Transit – GC/CM Re-Certification

The application for re-certification was submitted by the required deadline with the required information. An Addendum to provide the record of subcontract awards, payments and self-performance was also included in the submission. A quorum of the full PRC was in attendance for the consideration of this application. The owner demonstrated knowledge of and successful implementation of GC/CM on their projects. Owner also continues to have many internal staff resources with subject matter expertise with RCW39.10 requirements. This re-certification application was approved unanimously.

c. Washington State University – DB Re-Certification

The application for re-certification was submitted by the required deadline with the required information. An Addendum to provide the record of subcontract awards, payments and self-performance was also included in the submission. A quorum of the full PRC was in attendance for the consideration of this application. The presenters' flight from Spokane was unexpectedly canceled, preventing the team from attending in person. After much deliberation and in consideration of their current DB certification expiring at the end of March, the PRC members agreed to allow the owner to conduct the PRC presentation via teleconference. The owner demonstrated knowledge of and successful implementation of GC/CM on their projects. Owner also continues to have many internal staff resources with subject matter expertise with RCW39.10 requirements. This re-certification application was approved unanimously.

d. Washington State University

GC/CM Re-certification was submitted and withdrawn at the request of the owner. It will instead be reviewed at the May PRC meeting.

5. PRC Chair participated in the February 14, 2019 CPARB meeting.

Respectfully submitted,
Janice Zahn, PRC Chair