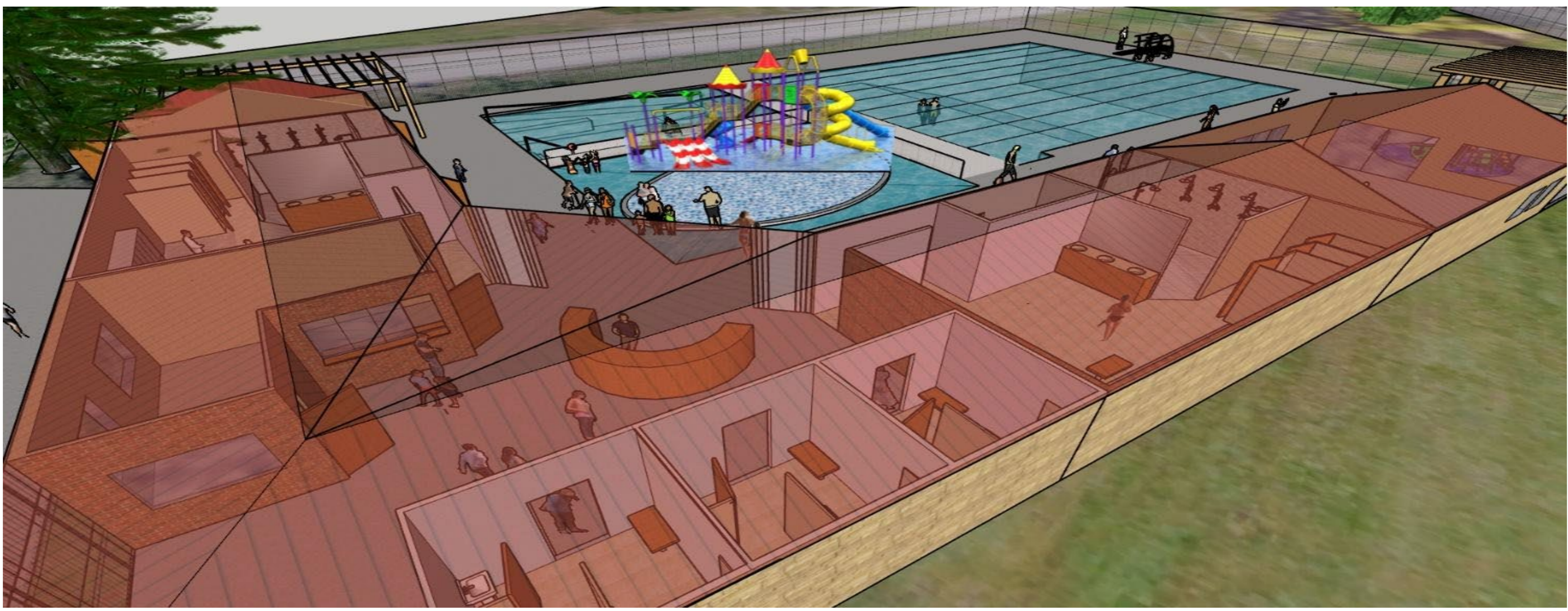


# White Salmon Valley Pool Metropolitan Park District (WSVPMPD)

Project Review Committee Presentation

Application for Approval of GC/CM Project Delivery Method

December 3, 2020



# Today's Presentation

- Project Team Introduction Gerard Mulrooney
- Project Background Lloyd DeKay & Rustin Hall
  - History, Location, Scope
- Why Request GC/CM Method? Gerard Mulrooney
  - Evaluate Options
  - Qualifying Project
  - Management Plan
- Summary Gerard Mulrooney
- Response to Questions Gerard Mulrooney
- Questions

# Project Team Introduction

## Project Manager / Owners Representative – PlanB Cost Consultancy, LLC

- Gerard Mulrooney, Project Oversight
- Carmen Fernandez, Project Manager

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

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

## ALSC Architects

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

## Van Koten & Cleaveland, LLC

- Ruben Cleaveland, Partner

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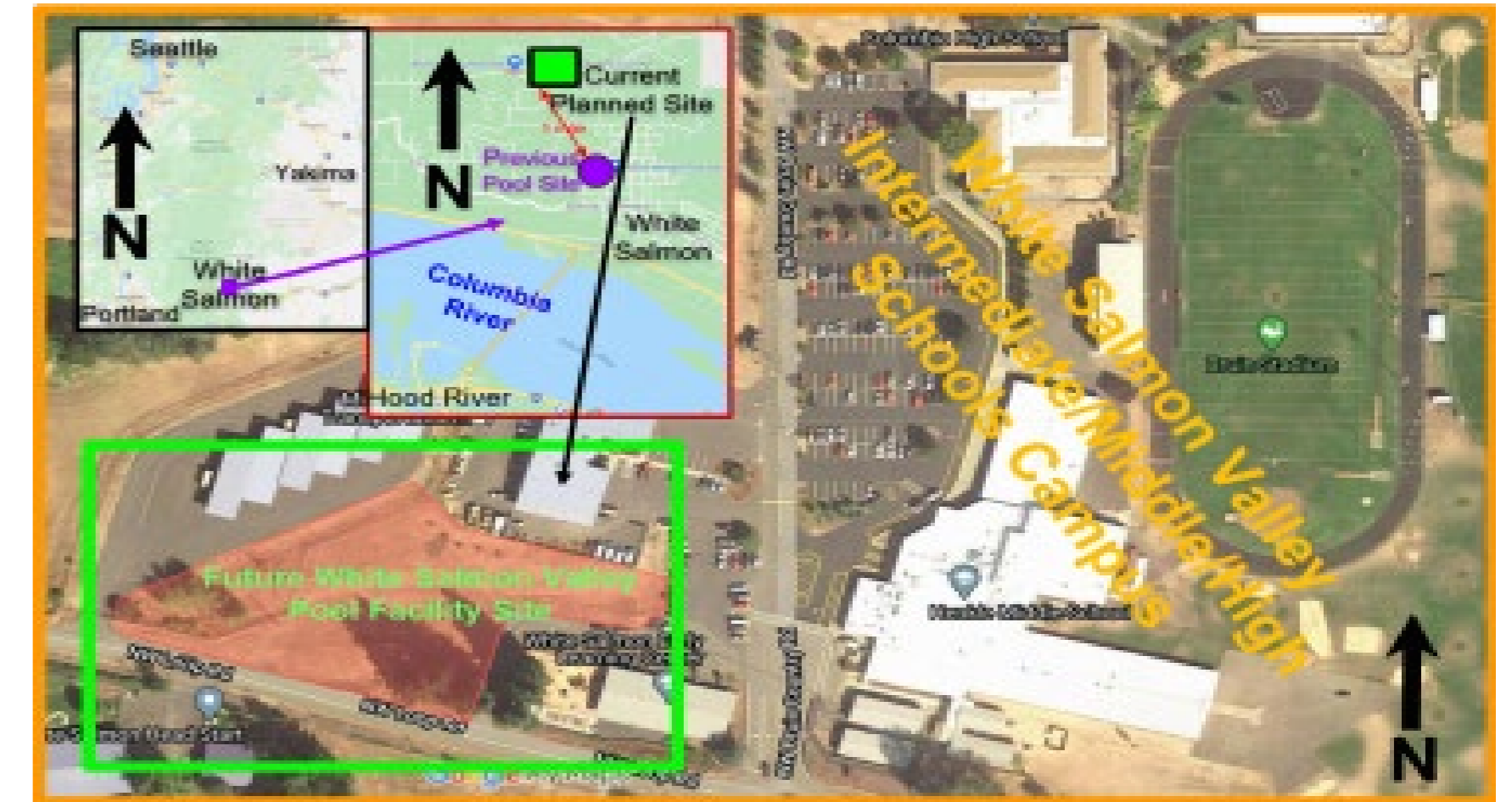
# Project Background - History

- 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 to August 2020: The District developed a Conceptual design
- August 2019: A Conditional Use Permit has been approved by the Local Authority
- Today: Project Management and Architect Services procured



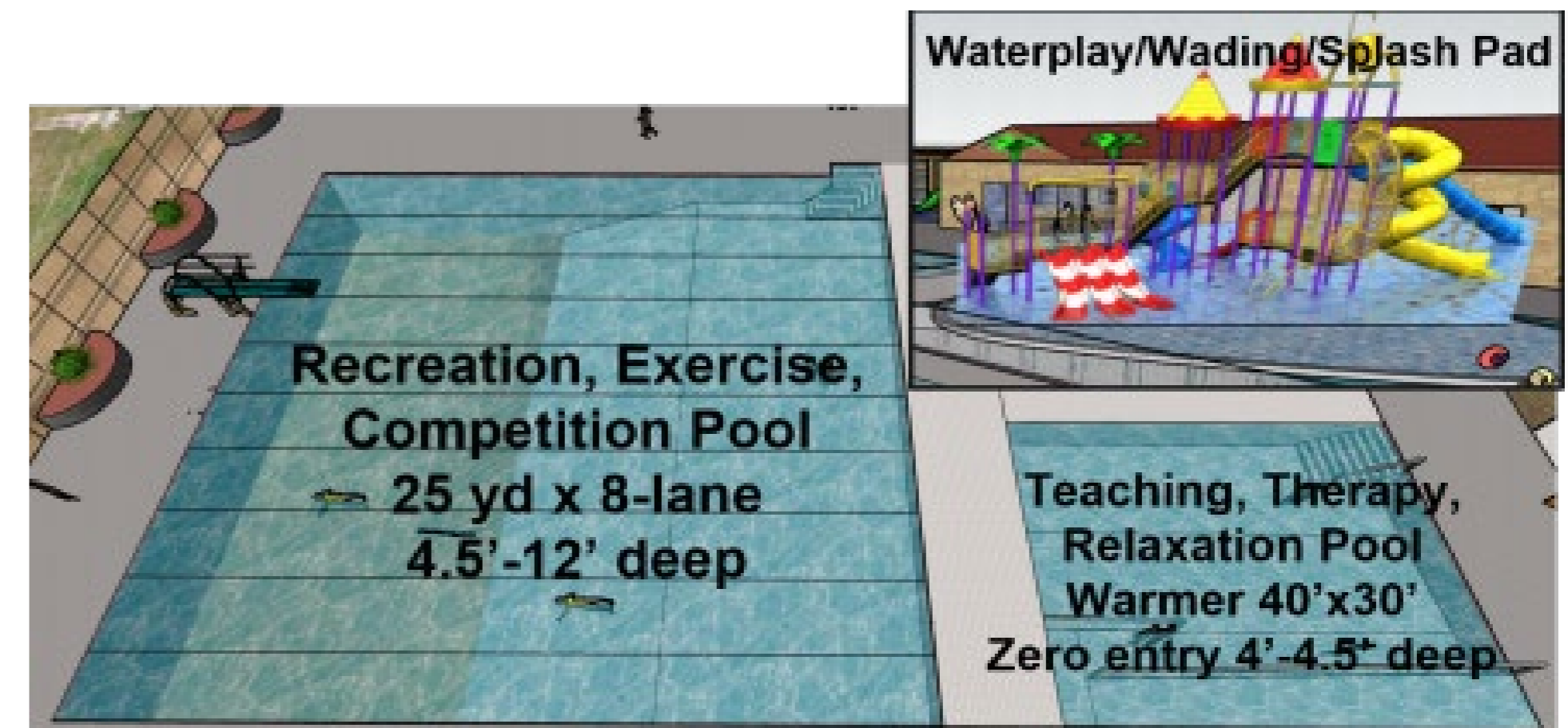
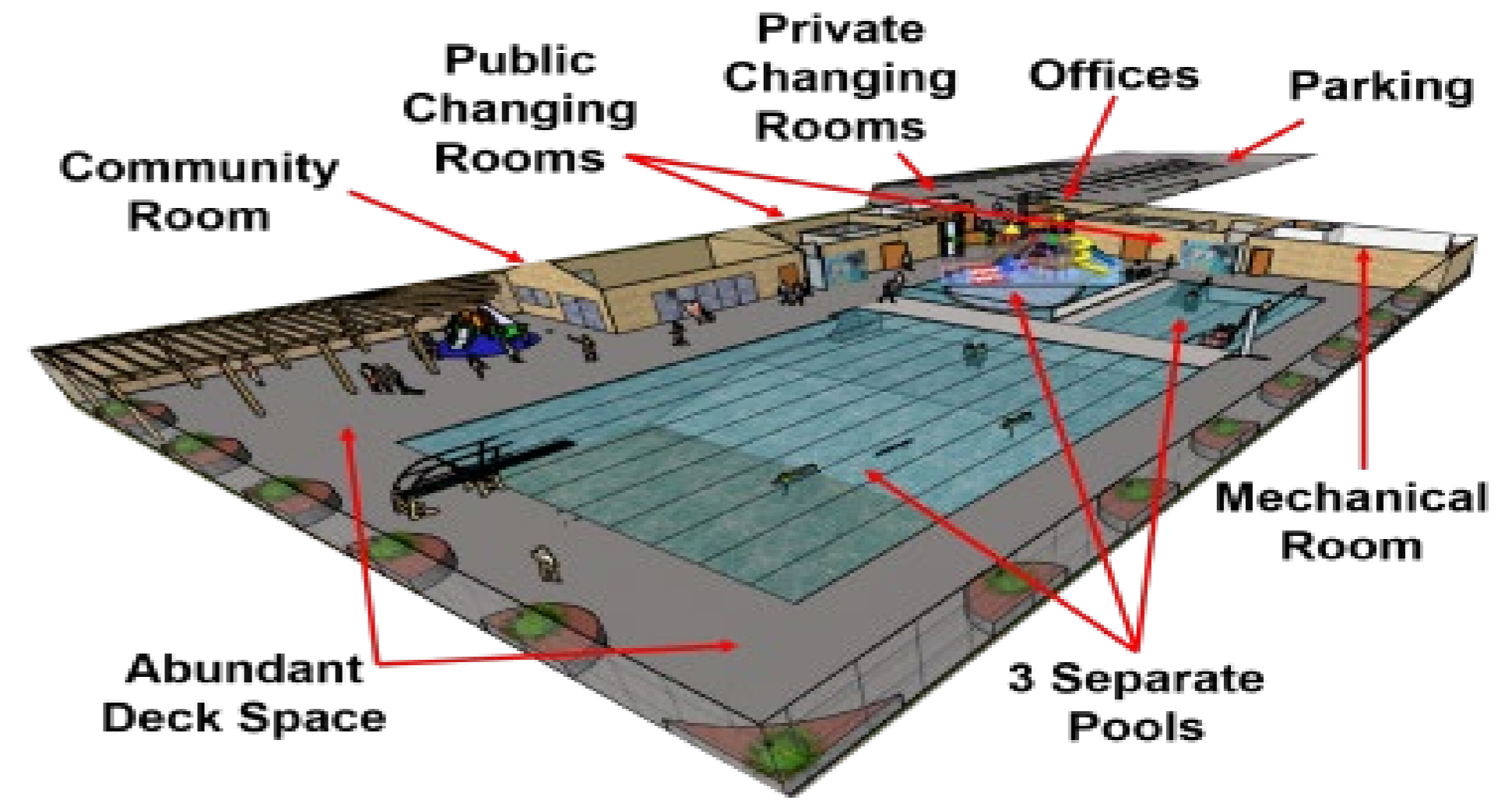
# Project Background - Location

- **This site is ideal for the new facility for many reasons, including:**
  - The project is in the White Salmon Valley, WA, across the Columbia River from the town of Hood River, OR.
  - 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 about 1 mile from White Salmon, WA, commercial center
  - The proposed facility fits easily on the site
  - The proposed site is central to the Park District
  - There is ample room for additional future facilities



# 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



# | Today's Presentation

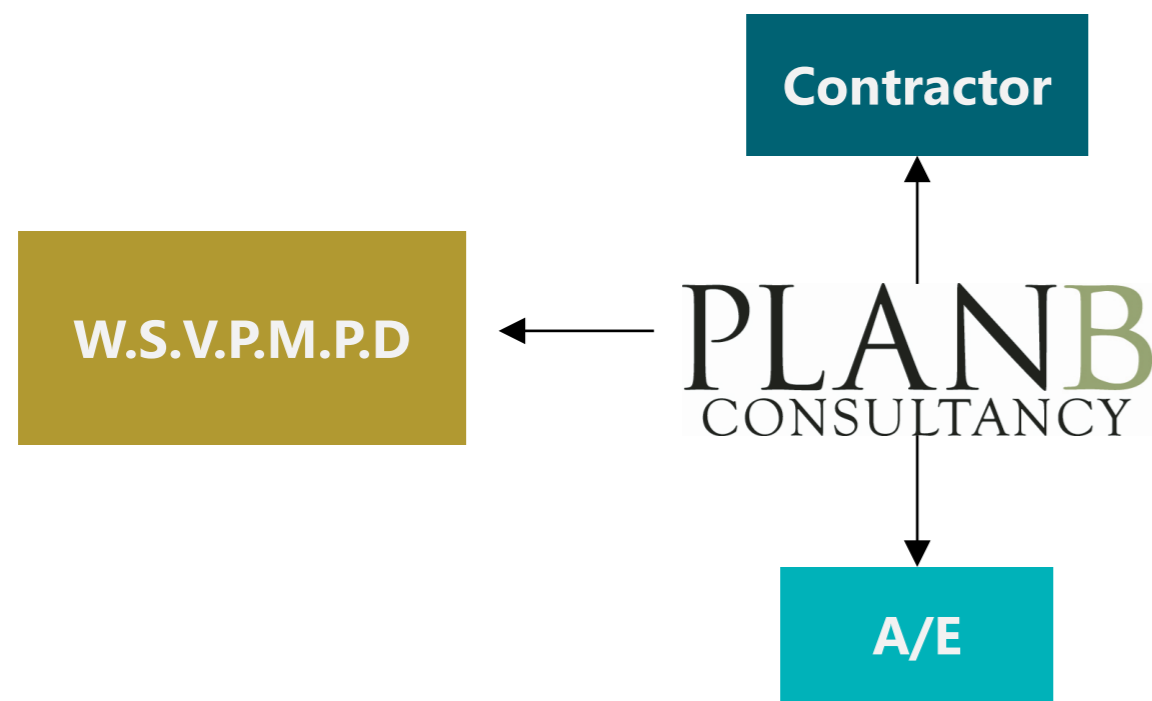
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# Why Request GC/CM Method? Evaluate Options

- 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

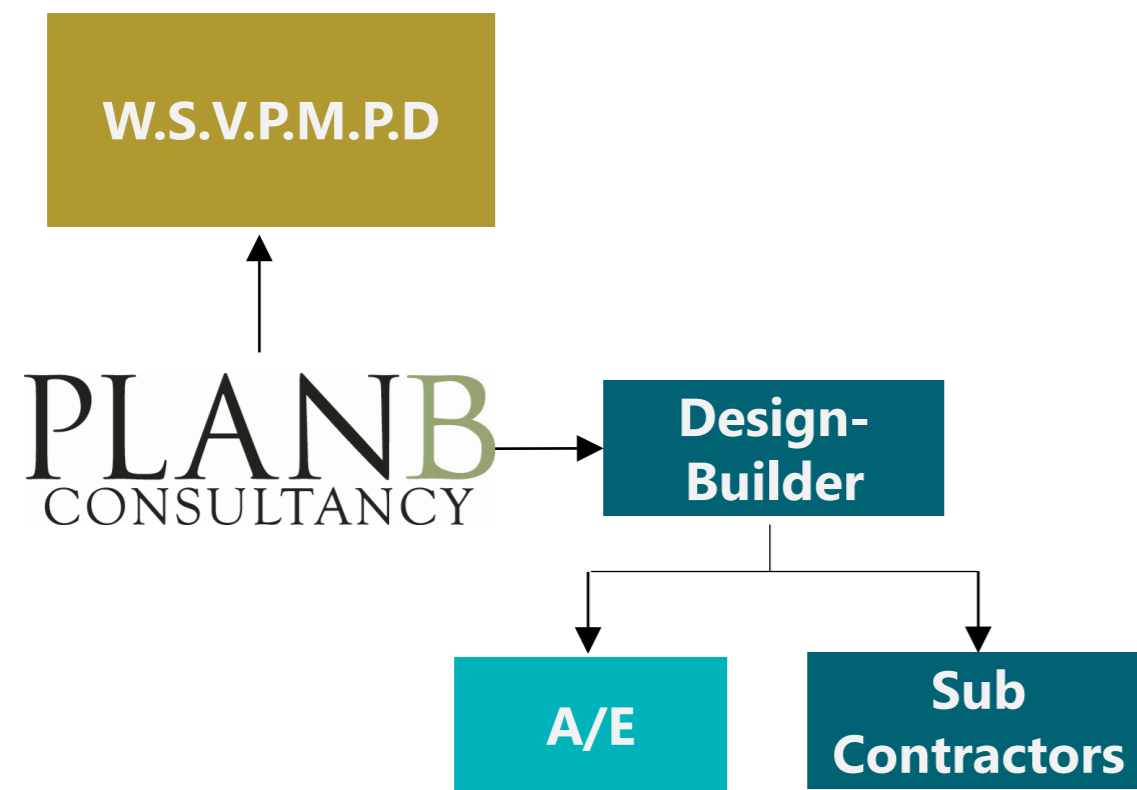
### Cons

- Adversarial
- Time consuming
- Limited cost certainty
- Lack of control over construction
- Change orders likely

WSVP Design-Bid-Build	2021												2022													
	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	
Architect Selection			RFP																							
Contractor Selection																										
Design																										
Water Recreational Facility Permit																										
Building Permit																										
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

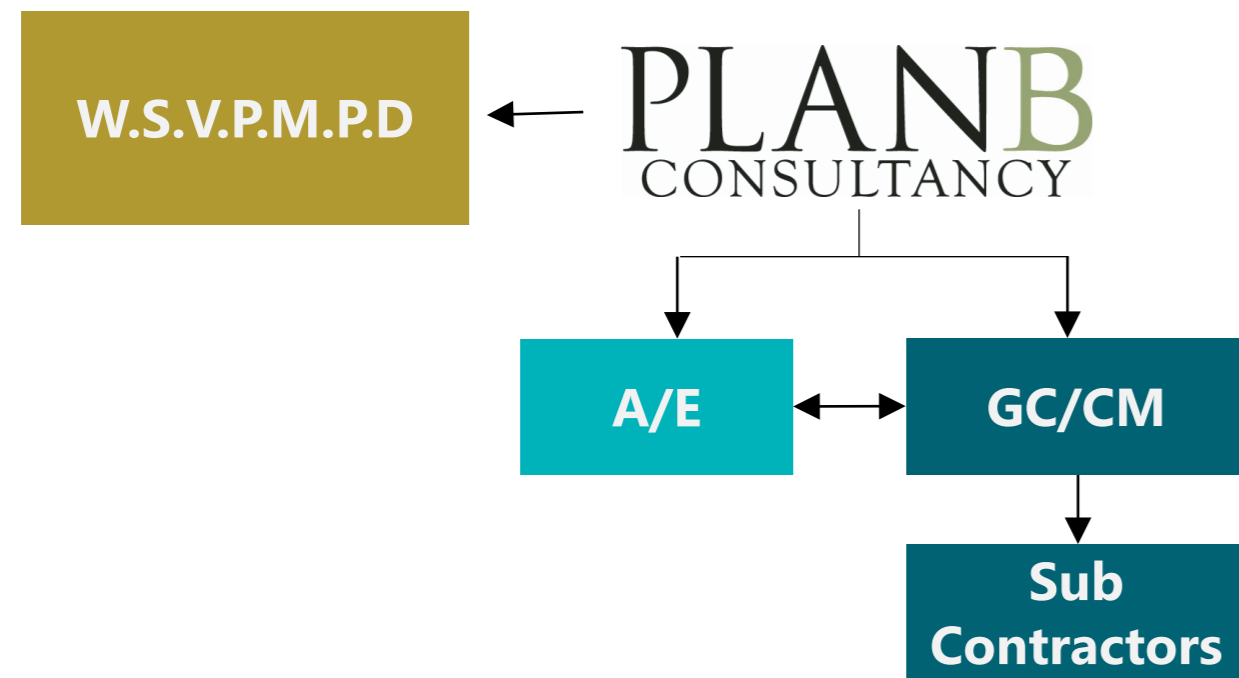
### Cons

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

WSVP Design-Build Method	2021												2022													
	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	
Design-Builder Selection			RFP																							
Design and Approvals					Design																					
Water Recreational Facility Permit								WRF Permit																		
Building Permit								Building Permit																		
Cost and Contract Established			Lump Sum																							
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
- Still requires client and stakeholder involvement

WSVP GCCM	2021												2022													
	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	
Architect Selection			RFP																							
GCCM Contractor Selection					RFP																					
Design					SD		DD	CD																		
Water Recreational Facility Permit									WRF Permit																	
Building Permit									Building Permit																	
Preconstruction			Preconstruction						MACC																	
Construction														Construction												

# 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 occupied 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
  - ✓ 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

# 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

## 4. Complex or Technical Work Environment:

- Project is located on the school campus and immediately adjacent to an Early Learning Center where access will be required throughout the workday
- Safety, security, and access control critical for the safety of students, staff, and the public
- Pool design is specialized and will need coordinated constructability reviews throughout the evolving design

# Management Plan - Project Team

## Project Controls:

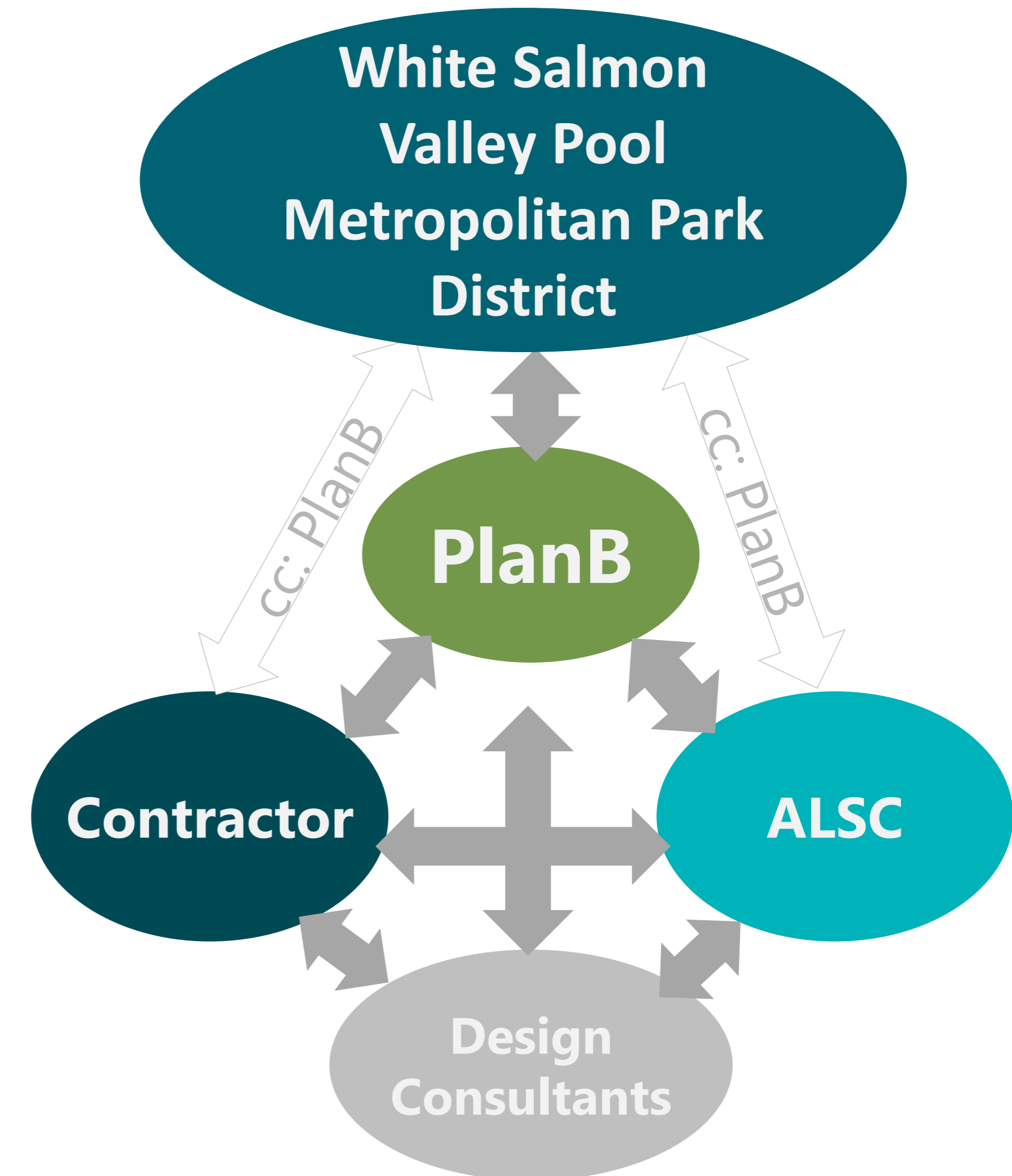
- Minimum monthly, high-level team meeting with principal-level involvement
- Regular updated schedule and budget information
- Informative stakeholder updates & approvals

## Procurement:

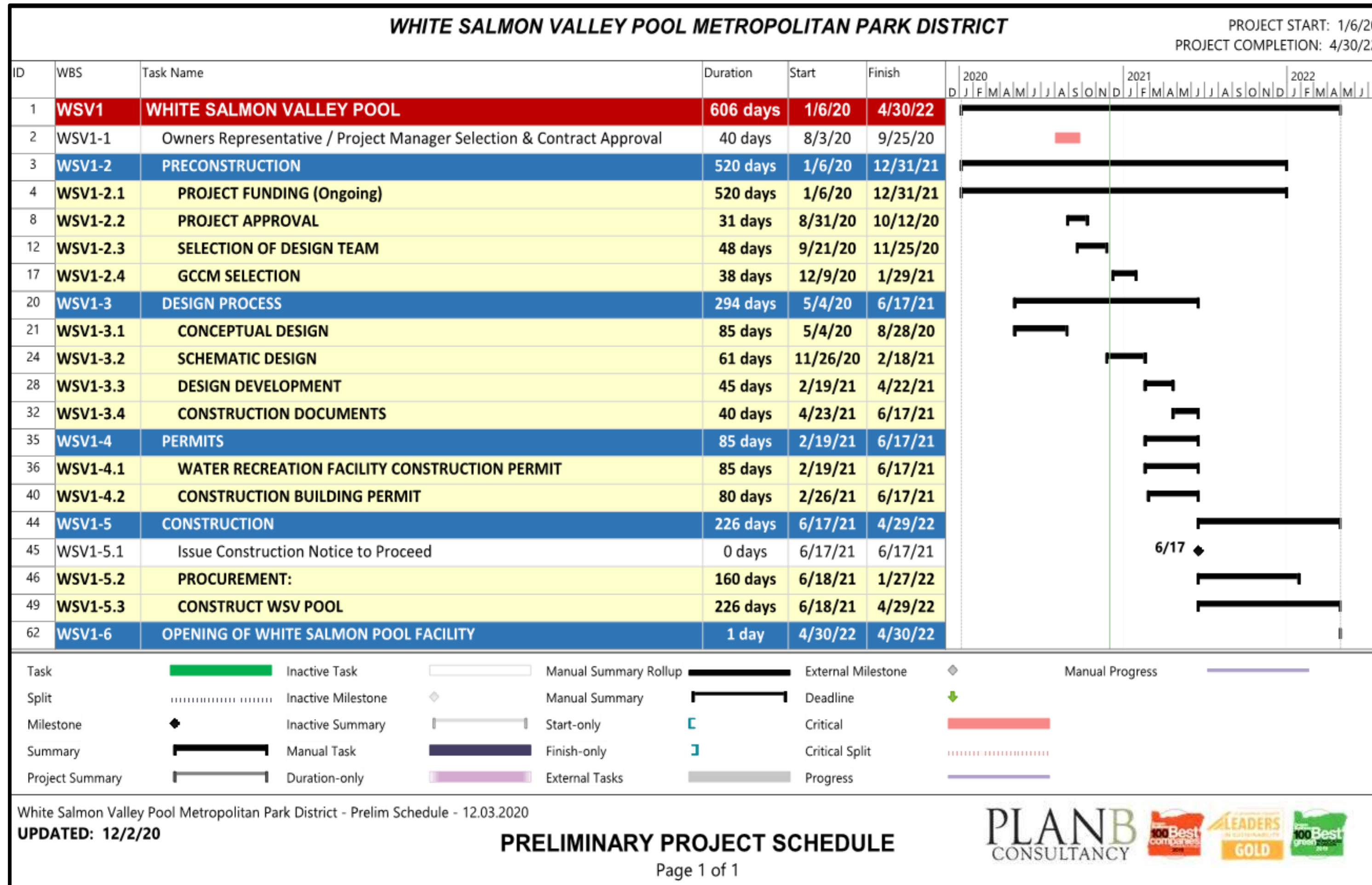
- PlanB and VanKoten & Cleaveland guidance
- Formal selection with 3-step RFP process
- Open and transparent bidding and evaluation process

## 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



## GC/CM Process Timeline:

- Advertisement 12/06 + 12/09/20
- RFP issued 12/09/20
- Project Information meeting 12/16/20
- SOQ from Firms due 12/23/20
- Notification of Qualified Firms 12/30/20
- Formal Proposal due 01/08/21
- Interviews 01/15/21
- Final Proposals (with Fee) 01/22/21
- Notice to all Firms 01/25/21
- Contract for Pre-Con Services 01/29/21



# Management Plan - Project Budget

Projected Total Cost for the Project	Budget
<b>Direct Costs:</b>	
Costs for Professional Services (A/E, Legal etc.)	\$ 201,000.00
<b>Construction Costs:</b>	
Estimated project construction costs (including construction contingencies):	\$ 2,000,000.00
Off-site costs	\$ -
Contingencies (design & owner)	\$ 20,000.00
<b>Administration:</b>	
Contract administration costs (owner, cm etc.)	\$ 75,000.00
<b>Owner Costs:</b>	
Equipment and furnishing costs	\$ 35,000.00
Sales Tax	\$ 175,000.00
<b>Other Costs:</b>	
Other related project costs - Permits & Fees	\$ 21,000.00
<b>Total Project Budget</b>	<b>\$ 2,527,000.00</b>

## • 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
  - \$570,000 Tax Levy income
  - \$850,111 WA State RCO grants
  - \$500,000 private foundation grants
  - \$650,000 local donations

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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 (RCW 39.10.400)
- Team Collaboration is established early in the project and essential to the Client
- We all want to succeed in providing an important asset to the local community

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# Response to Questions

## **Question 1: What experience does Plan B Cost Consultancy LLC have with RCW 39.10 in the state of Washington?**

- *They have CM/GC experience in Oregon and are referring it to be GC/CM which it is not. RCW 39.10 is a much more robust set of rules and regulations than CM/GC in the state of Oregon. There are a lot of projects being referred to as GC/CM when in fact they are CM/GC projects.*

PlanB is an entity of Cumming Corp. and currently does not have any active projects within Washington State, however their parent company has extensive experience throughout the state. In familiarizing themselves with the State of Washington rules and regulations located in Chapter [39.10](#) RCW ALTERNATIVE PUBLIC WORKS CONTRACTING PROCEDURES they are confident that all regulations relating to the CM/GC alternative contracting procedures can be met with oversight by the project team consisting of the White Salmon Valley Pool Metropolitan Park District, PlanB Cost Consultancy, ALSC Architects and the assistance of legal counsel of VanKoten and Cleaveland, LLC. PlanB is quite familiar with the regulations in Oregon state and will apply their knowledge to the specific regulations in Washington.

## **Question 2: The Owner's rep has extensive experience in Oregon CM/GC delivery, please describe differences between Oregon and WA statutes.**

PlanB understands that there are similar processes between both states but also several differences that need to be adhered to. The primary difference is GC/CM process is approved by a State level board vs. a local jurisdiction or municipality. We also understand that certain subcontractor values will also need to follow the same process unlike in Oregon. We also acknowledge that although this project is not an extremely complex project, it does fall within the parameters best suited to GC/CM contracting method, there are additional stages to be followed before final contract award.

# Response to Questions

**Question 3: As an owner new to GC/CM, what local owner(s) are you working with to mentor your staff, share best practices, and lessons learned?**

We have been working with local contractors and suppliers as resources for general construction knowledge and have also established a mentoring relationship with the City of White Salmon who has extensive experience with GC/CM. We also have a working relationship with Columbia Gorge Community College who offered their assistance and guidance as well.

**Question 4: What experience does your legal counsel have working with and on GC/CM projects? • It appears they plan on using the AIA 133 and 201 documents. However, without severe modifications, they are not conducive to GC/CM delivery.**

We agree that modification of the contract documents may be necessary to comport with the GC/CM process. Our legal counsel has been a municipal and special districts attorney since 2011. In that time, he has been involved in the procurement of design and construction services of many types. Specific projects include the design and construction of a municipal senior center and food bank, health clinic, and a biomass thermal energy research and demonstration center. All of these projects involved strict adherence to the applicable procurement rules for the particular project. We are confident he will be able to follow the procurement rules, identify appropriate modifications, and carry out such in conformance with the procurement guidelines

# Response to Questions

**Question 5: What is the schedule for the selection of the GC/CM? Are you planning on advertising and completing the entire selection process with protest periods to be done in 1 month?**

Please refer to the answers provided to the Review Committee on 12/02/2020 as well as slide 16 of this presentation.

Project Advertisement (DJC) – 12/6/20 & 12/9/20

RFP Issued – 12/9/20

Project Information Meeting – 12/16/20

SOQ from interested firms Due – 12/23/20

Notification of Qualified Contractors – 12/30/20

Proposals due – 1/8/21

Interviews (if needed) – 1/15/21

Phase 2 Final Proposals (with fee schedule) – 1/22/21

Notice of successful and unsuccessful firms – 1/25/21

Contract Execution for Preconstruction Services – 1/29/21

# Response to Questions

## **Question 6: To what extent will the Proposers' Fee make up the percentage of the total score?**

After the initial selection process has been completed and the highest ranked finalists have been established, we will request that each firm prepare a final proposal that will include their percentage fees and fixed amounts for general conditions. We anticipate this score to be 15% of the total score.

## **Question 7: Permitting is scheduled to begin at the same time as design development. Please describe the permitting processes and who will have the responsibility for obtaining each permit type.**

The permitting process for both permits will be the responsibility of Architectural firm, ALSC Architects. We have scheduled it this way to take advantage of the completed process at the end of design development phase in order to streamline and fast track the process. We have made note that the Water Recreation Facility permit issued through the Health Department is a long lead time item and the District will assist the architect in obtaining this permit

## **Question 8: It appears this project is only 26% funded at time of application. What is the contingency plan if state grants, private foundation grants, RCO grant and local donations do not manifest fully or according to the proposed schedule? Is there a drop-dead date identified to cancel the project?**

To date, the complete project is over a quarter funded: funding is in place for the architectural and project management consultant services. This funding also includes a budget allowance for the GC/CM preconstruction services. The District hopes to have final project funding in place by the time the design process is complete and the GMP has been established. The District will re-assess the project status moving forward at this time. This is another reason why using the GC/CM method is appropriate for this project



QUESTIONS?

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# THANKYOU



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