

**Project Review Committee  
Chair Report to CPARB**

September 9, 2021

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**PRC VIRTUAL MEETINGS MAY, JUNE, AND JULY 2021  
New Chair Mike Shinn**

**May 27, 2021**

**BUSINESS MEETING:**

- Vice Chair Elections – Jeff Jurgensen elected
- The Committee discussed some of the updates to RCW 39.10 and how they immediately impact how the Committee does business.
  - GC/CM Addendum and Addendum Score Sheet Drafts were discussed
  - Addendum Subcommittee formed to review the revisions to RCW 39.10.250 & 39.10.385, and bring a new draft Addendum and Score Sheet to the June 24<sup>th</sup> PRC Business Meeting for Committee Review.
  - Addendum Subcommittee will also review the GC/CM Project Application and make recommendations on its revision as well.
- The Committee Bylaws will need to be updated, but priority will be on the GC/CM Addendum and Project applications.
- The Committee was informed of the new and returning members as voted at the May CPARB meeting

**WESTERN WASHINGTON UNIVERSITY**

– *GC/CM PROJECT ADDENDUM (Electrical Engineering & Computer Science Facility Approved in December 2020)*

- Original approval was acquired December 3, 2020.
- Requesting Alternative Subcontractor Selection Process (ASSP) for Mass Timber Structural System.
- Design Phase fees offset by schedule gains advantage of early procurement
- WWU, GC/CM & M/ECCM's committed to meet or exceed 20% DBI
- Public Benefit includes early integrated collaboration of Mass Timber Manufacturer consultants avoids conflicts during design, scheduling, and procurement.
- Meets all RCW criteria
- *Unanimous Approval*

**SOUND TRANSIT**

– *Design-Build Recertification*

- Public Transportation, Originally certified for DB in 2015
- Currently have nearly \$3B invested in Design-Build projects
- Have over 75 staff with DB experience and 52 with DBIA Certifications. Staff development includes DB training offered to all staff.
- DB practices are continuing to evolve by identifying and incorporating lessons learned to provide ever improving deliverables.
- Sound Transit is involved with the greater community by being engaged with CPARB, AGC and DBIA.
- Workforce utilization consistently exceeds goals and expectations
- Meets all RCW Requirements
- *Unanimous Approval*

**KING COUNTY METRO**

– *Atlantic Base Refurbishment GC/CM Project*

- Project Cost: \$42 M.
- Full concrete paving and underground infrastructure replacement and upgrade to include storage tanks, drainage, trolley infrastructure, and utilities.
- Must remain operational during construction, geotechnical issues, heavy sequencing and phased implantation\ scheduling needed for success.
- Heavy Civil

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- Well qualified team with experience and capacity for success.
- Project meets all RCW requirements for GC/CM.
- *Unanimous Approval*

### KING COUNTY FACILITIES MANAGEMENT\HARBORVIEW MEDICAL CENTER

#### – Maleng Building Single Patient Room DB Project

- Project Cost: \$75M.
- Conversion of 2 floors in the Maleng Building into inpatient units and renovation of NJB for outpatient use to increase number of single patient room capacity across the Harborview complex.
- 2 phased project as the facilities must remain operational during construction.
- Project meets all the RCW criteria.
- Project team has extensive experience to perform progressive Design-Build.
- *Unanimous Approval*

#### Total Project Approvals for May:

- 1 Design-Build totaling \$75M
- 1 GC/CM totaling \$42M
- Total: \$117M**
- Alternative Subcontractor Selection Applications Reviewed: 1

### June 24, 2021

#### Business Meeting:

1. Subcommittee Reports
  - a. GC/CM Project Addendum\ Alternative Subcontractor Selection Process (ASSP)
    - A revised score sheet was presented, reviewed and approved on a provisional basis to allow for streamlining after about 6 months of use.
    - A revised GC/CM Project Application with Supplement A and Supplement B was approved to be used for requesting the use of Alternative Subcontractor Selection Process, effective after today's meeting.
  - b. Bylaws
    - Reviewed and a revised proposal was submitted.
    - Minor edits only to Section 2. A draft will be online as a pre-read for the meeting in July.
  - c. Design-Build Project Application and Scoresheet Review – Committee is still needed
2. New PRC Positions: Transportation & Disadvantaged Businesses – Committee Discussion
  - a. Discussion started regarding the Transportation and Disadvantaged Business Enterprises positions.
  - b. Remaining items are tabled to the July meeting.

### CITY OF TACOMA

#### – Design-Build Certification

- City has 2 Departments that have utilized their DB certification for over 10 years. Chose to provide a new Certification application to include their Tacoma Power Division under the same Certification umbrella.
- Five completed or in process DB projects over the last 5 years totaling over \$142.1M
- Statewide leader in equity and inclusion efforts to include training and educational workshops to assist WMBE\DBE firms to more effectively compete on large projects.
- Meets or exceeds all RCW criteria
- *Unanimous Approval*

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**RENTON SCHOOL DISTRICT**

– *Lindbergh High School Modernization GC/CM Project*

- Project Cost: \$36M with funds secured and no audit findings.
- Project includes science classroom additions and modernizations, modernization of current athletics locker rooms, parking lot upgrades and HVAC upgrades throughout most of the school.
- Team has adequate experience and capacity for project success
- Project meets 3 of the 5 GC/CM Criteria
- Requesting use of Alternative Subcontractor Selection Process for MC/CM which will contribute to Public Benefit
- *Unanimous Approval*

**CITY OF PASCO**

– *Zone 3 Reservoir Storage Tank Design-Build Project*

- Project Cost: \$11.7M.
- 3.5 MG potable water elevated reservoir needed to meet future population projections where current system is already operating in a deficit.
- Project meets RCW requirements for Design-Build
- Team has adequate experience and capacity for project success
- *Unanimous Approval*

**LAKEHAVEN WATER & SEWER DISTRICT**

– *Redondo (RWWTP) Electrical & Odor control Upgrades GC/CM Project*

- Project Cost: \$21.2M.
- Upgrade existing electrical power distribution and west odor control system at Redondo Wastewater Treatment Plant.
- Project funding is reserved and will be supplemented through revenue bonds and cash reserves.
- District is committed to diversity and inclusion in all aspects of its work and hiring.
- Project team has extensive experience to perform progressive Design-Build.
- Meets 3 of the 5 statutory criteria.
- *Unanimous Approval*

**ASOTIN COUNTY COMMISSIONERS**

– *Asotin County Justice Complex GC/CM Project*

- Project Cost: \$13.7M.
- New 120 Bed County Jail; approximately 45,578 gsf
- Secure structure with pre-engineered building around steel cells, with detention security equipment and electronics.
- Facility to include Jail Administration, Booking, Laundry, Kitchen, Jail, Sallyport, and support spaces.
- Water and Sewer extension, grinder pump and lift station will need to be included.
- *Unanimous Denial*
  - *There are a lot of unknowns on this project without enough contingencies or time allotments to be successful.*
  - *Project team does not have relevant WA GC/CM experience or legal counsel to guide through the many nuances and subtleties that are unique to WA State.*
  - *The panel feels this project is not structured for success.*

**Total Project Approval for June:**

- 1 Design-Build totaling \$13.8M
- 2 GC/CM totaling \$57.2M      **Total: \$71M**
- Alternative Subcontractor Selection Applications Reviewed: 2

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**July 22, 2021**

#### **Business Meeting:**

- Orientation\Introduction of 3 new & 3 returning members
  1. Subcommittee Reports
    - a. Bylaws – David Talcott reported some minor edits are recommended to the Bylaws:
    - b. Design-Build Project Application and Scoresheet Review – *No Changes Needed*
  2. New PRC Positions: Transportation & Disadvantaged Businesses – Committee Discussion
    - a. Discussion regarding the DBE position, how many position are needed and the description.
    - b. Discussion regarding the Transportation position and the project description.
    - c. Admin will draft a memo to the Board Development Committee to propose these recommendations and forward the draft to the PRC Chair for approval.
  3. Time Allocations for Certifications & Recertifications – The Committee determined that after a year of virtual meetings, adjustment to the Certification and panel reviews is not needed.
  4. Face-to-Face vs. Virtual Meetings. Until a new location is identified, and the Committee settles on how often they would like to meet in person, PRC meetings will continue to be virtual into the future. COVID is continuing to impact when we will be able to meet face to face, until that is possible the virtual meetings are working well.
  5. GC/CM alternative subcontractor selection process was also reviewed.
    - a. Application and review forms were developed for already approved GC/CM projects as well as the new GC/CM project approval forms were developed where the applicants also can apply for alternative subcontractor selections at the same time as the project.
    - b. As the panels have been getting done early, we did not increase the time for a presentation and instead have left more time between presentations so we can go long if needed. The goal was to revisit the time limits after we have a sample set to review the times.

#### **SEATTLE PUBLIC SCHOOLS – GC/CM**

##### *– Alki Elementary School Addition and Renovation Project*

- Project Cost: \$66.8M
- New multi-story school approximately 75,000 sq ft and renovation of existing 12,000 sq ft gymnasium providing space for 500 students K-5.
- Funding via approved 2019 levy
- Project team has necessary qualifications and capacity
- Meets RCW Criteria for GC/CM
- Alternative Subcontractor Selection Process requested for MC & EC/CM
- *Unanimous Approval*

#### **SEATTLE PUBLIC SCHOOLS – GC/CM**

##### *– John Rogers Elementary School Replacement Project*

- Project Cost: \$91M
- Demolition of old school and construction of new multi-story school approximately 83,00 sq ft to provide permanent space for up to 500 students K-5
- Significant geotechnical challenges exist
- Project team has necessary qualifications and capacity
- Meets RCW Criteria for GC/CM
- Alternative Subcontractor Selection Process requested for MC & EC/CM
- *Unanimous Approval*

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#### SEATTLE PUBLIC SCHOOLS – GC/CM

##### – Montlake Elementary School Renovation & Addition Project

- Project Cost: \$64.8M
- New multi-story school approximately 65,000 sq ft and renovation of existing 22,000 historic building used by Seattle City Parks providing space for 500 students k-5.
- Funding via approved 2019 levy
- Project team has necessary qualifications and capacity
- Meets RCW Criteria for GC/CM
- Alternative Subcontractor Selection Process requested for MC & EC/CM
- *Unanimous Approval*

#### CITY OF KENNEWICK – DESIGN-BUILD

##### – Wastewater Treatment Plant Phase 2 Upgrades Project

- Project Cost: \$29M
- Phase 2 upgrades to biosolid management facility
- Meets RCW requirements for Design-Build
- Project team has necessary qualifications
- Approved 7/8; one panelist was concerned with the lack of Progressive Design-Build specific experience.

#### CITY OF EVERETT – DESIGN-BUILD

##### – Water Filter Plant Phase 2 Capital Upgrades Project

- Project Cost: \$19.5 M
- Heavy Civil project to replace and upgrade aging infrastructure to the City's water filter plant.
- Meets RCW Requirements for Design-Build
- Project team has necessary qualifications and capacity
- *Unanimous Approval*

#### CITY OF RICHLAND – DESIGN-BUILD

##### – Public Safety Facility 76 Project

- Project Cost: \$12M
- New 16,000 sq ft Police and Fire station in a quickly growing residential area with additional community meeting space.
- Meets RCW Requirements for Design-Build
- Project team has necessary qualifications and capacity
- *Unanimous Approval*

#### **Total Project Approvals for July:**

- 3 Design-Build totaling \$60.6M
- 3 GC/CM totaling \$223.1M
- **Total: \$283.8M**
- Alternative Subcontractor Selection Applications Reviewed: 3

#### **Statistics:**

##### **Total 3-Month Project Approvals:**

- 5 Design-Build: \$309.8M
- 6 GC/CM: \$160.1M
- **Total: \$469.9M**

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**Year to Date Total project Approvals: \$814,387,089**

**Current number of Certified Agencies: 14**

**Year to Date Alternative Subcontractor Selection Applications approved: 6**

**Coming up in September:**

- 3 Design-Build Projects for \$147.6M
- 1 GC/CM Project totaling \$74.8M