

City of Seattle Design-Build and GC/CM Public Body Recertification

Presented to the CPARB Project Review Committee
September 22, 2022



Our Team

Presenters:

Liz Alzeer – Division Director, Purchasing and Contracting

Eric Strauch – Project Manager, Seattle Department of Transportation

Mark Miller – Major Maintenance Program Manager, Capital Development and Construction Management

Alan Lord – Program Manager, Seattle Public Utilities

Certification Team Members

Mark Nakagawara – Construction Contracts Manager, Purchasing and Contracting

Jessica Murphy, Construction Program Manager, Office of the Waterfront

Corey Lew – Project Management Oversight Manager, Seattle City Light

Chris Woelfel – Program Manager, Seattle City Light

Hui Yang – Supervising Civil Engineer, Seattle Public Utilities

Jesse Gilliam – Senior Policy Advisor, Purchasing and Contracting

Ian Hernandez – Senior Construction Contracts Specialist, Purchasing and Contracting

Russell King – Attorney, City Attorney's Office

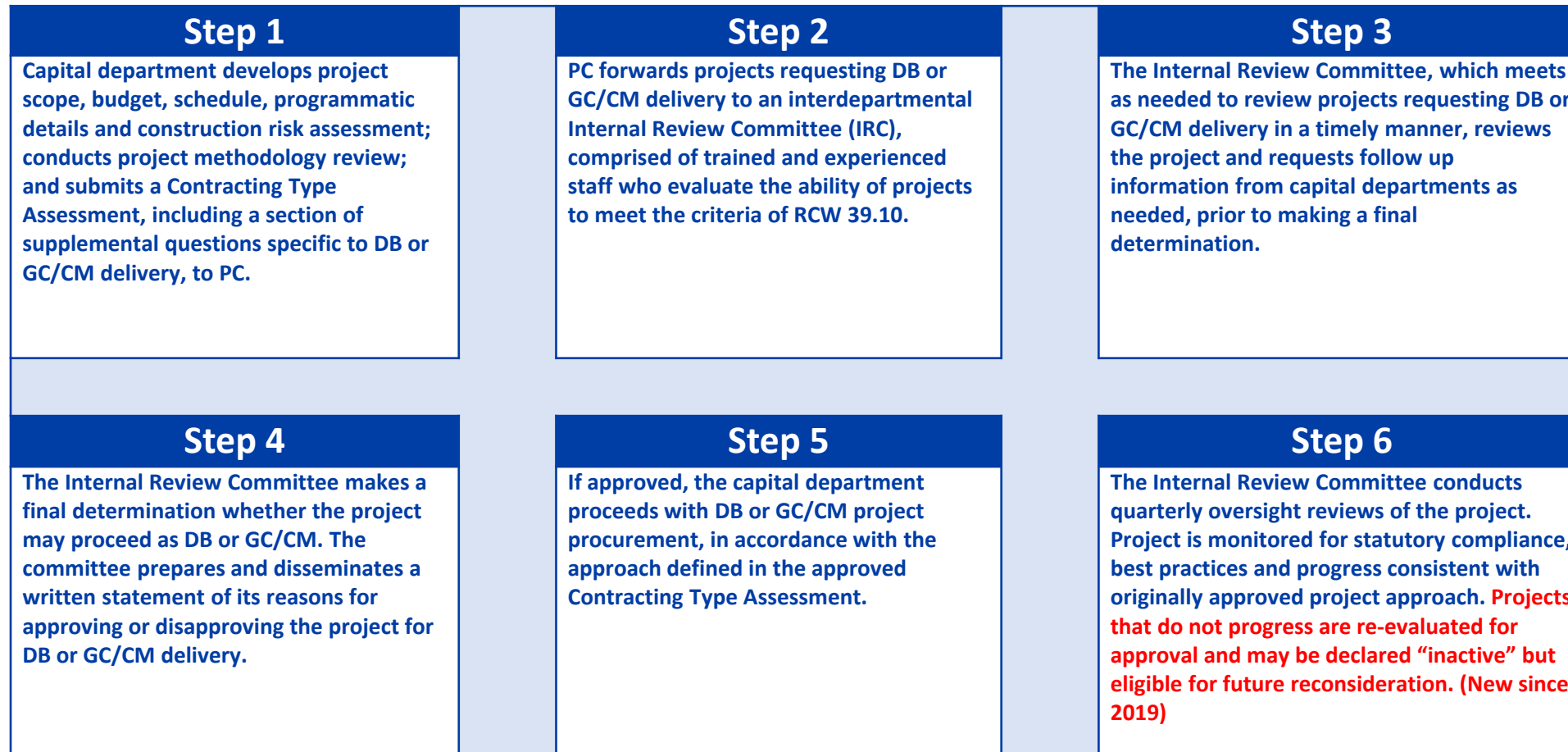


Personnel with Knowledge and Experience

- 49 staff members with DB and GC/CM project delivery experience including:
 - 14 new experienced staff added since 2019
 - 4 experienced staff departed since 2019
 - Net gain of 10 experienced personnel in the past 3 years
 - Internal Review Committee membership draws from this talent pool – 7 members representing 4 Capital Departments utilizing DB and GC/CM delivery
- Active industry participation:
 - Mark Nakagawara, CPARB Member (Purchasing and Contracting)
 - Jessica Murphy, PRC Member (Office of the Waterfront)
 - Mark Nakagawara and Ian Hernandez, CPARB GC/CM Subcommittee Members (Purchasing and Contracting)

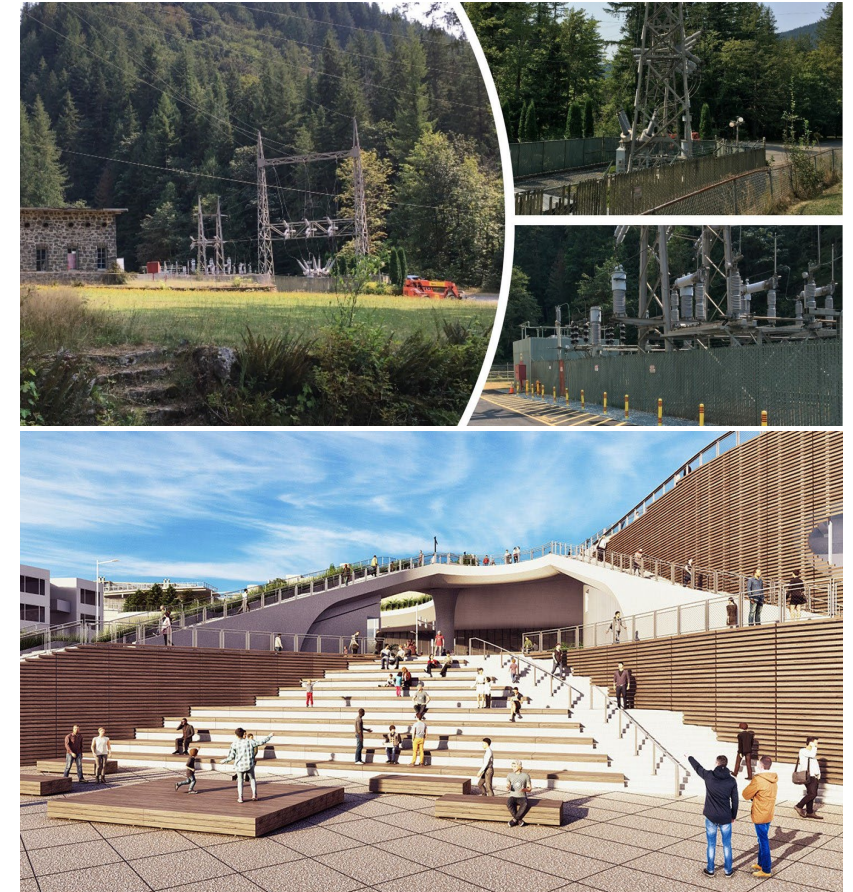
Internal Approval Process Chart

Per the terms of our 2019 Certification, this process has been consistently followed to approve six (6) new DB projects, one (1) new GC/CM project, reject one (1) DB application, and re-evaluate and declare inactive one (1) previously- approved DB project.



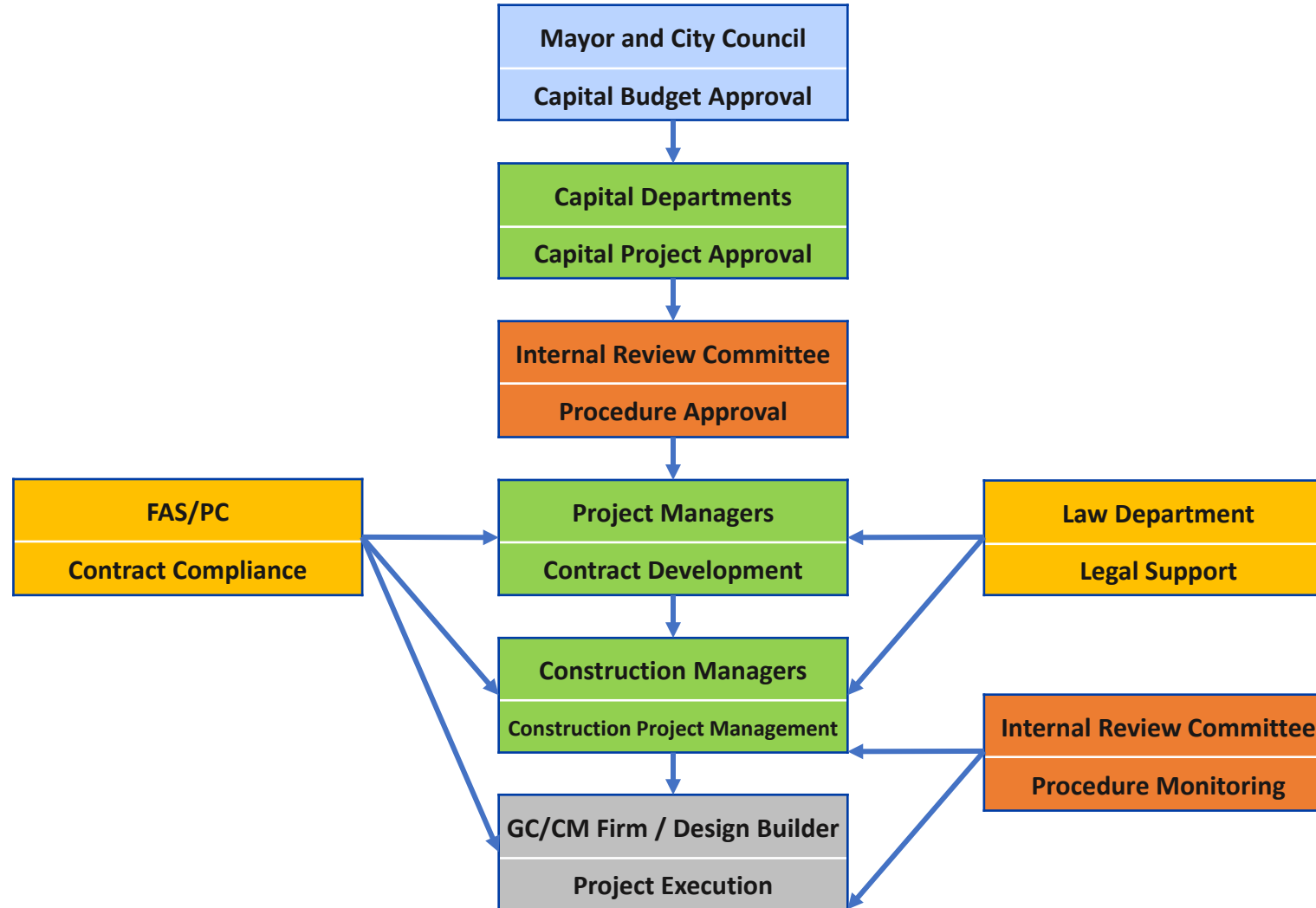
Public Works Management Since 2019

- 22 projects valued at \$5M or above started, ongoing, or completed since 2019, including five Design-Build and two GC/CM projects (Exhibit C)
- Project categories include: multimodal transportation; downtown Seattle waterfront renovation; hydroelectric power generation and transmission; critical bridge repair and maintenance; water, wastewater, drainage and solid waste; and city facilities
- Success mitigating the effects of concrete truck driver strike, global supply chain issues, and COVID-19 pandemic, to keep projects moving.



Top: Cedar Falls Substation site photos
Bottom: Overlook Walk plaza rendering

Management Plan for Alternative Public Works - Unchanged since 2019



Ability to meet requirements of RCW 39.10: progress since 2019

- **SB 5032 Revisions to RCW 39.10**

- In a 2021 effort led by our Law Department and FAS Purchasing and Contracting, our Alternative Public Works Terms and Conditions were updated to conform to legislative revisions to RCW 39.10. Updates were applied as necessary to procurements in progress and will be utilized in all upcoming Procurements.

- **Projects approved by the IRC since 2019**

- Seattle Municipal Tower Elevator Rehab (DB)
 - West Seattle Corridor Bridges Rehabilitation and Strengthening (GC/CM)
 - Denny-Mass Transmission Line (DB)
 - Metaline Falls Portage Trail (DB)
 - Gorge Powerhouse Crane (DB)
- One additional project, Power Pole Replacement (DB), was approved by the IRC but did not show progress over multiple quarterly reports and was deemed “inactive” by the IRC. Another DB project, Diablo Dam Trash Rack Replacement, was approved but later withdrawn in favor of a different procurement method.



Existing Gorge Powerhouse Crane

Demonstrated Success in GC/CM Delivery

West Seattle Corridor Bridges Rehabilitation and Strengthening

- **Why selected:** Early contractor engagement needed to devise repair procedures of the shortest possible duration.
- **Benefits:** Timely permitting, predictability of schedule and costs, minimizing change orders, RFIs and construction delays.
- **Lessons learned:** GC/CM with federal funding is challenging to meet DBE requirements. RCW requires selecting lowest responsive bidder; federal rules prohibit subcontract advertisements from having a required DBE target.
- **Of Note:** This is the first federally-funded GC/CM contract procured in Washington State.



Above: Interior view of the West Seattle Bridge structure

Demonstrated Success in DB Delivery

Seattle Municipal Tower Elevator Rehab

- **Why Selected:** By establishing performance requirements in the contract, the optimal design and construction decision making methods can be developed by the design-builder.
- **Benefits:** Elevator equipment is long lead, the design-builder is able to establish key design information that allows early ordering of equipment.
- **Lessons learned:** Owner must be prepared to review work and make any required decisions in a timely manner.



Left: refurbished electric motor for traction elevator
Right: rendering of modernized elevator cab finishes

Audit Findings

- There have been no audit findings since the award of our public body certification in September 2019.



Women & Minority-Owned Business Utilization

- FY2021 Construction Spend: \$345.14M
 - WMBE contract payments (self and state-certified): \$54.8M **(15.9%)**
 - State-certified contract payments: \$26.67M **(7.7%)**
- 2021-2022 Women- and Minority-owned Business Outreach Plan
 - Five-point plan to engage WMBE businesses in City contracting
 - Includes attending and presenting at meetings led by the WMBE community, including Tabor 100, NAMC, NWMBA and others

Summary

- Internal Review Committee approval process diligently and successfully followed.
- Quarterly meetings promote open dialogue and sharing of lessons learned, which are applied to new projects.
- Net gain of experienced alternative public works professionals
- Nearly one-third of active large public works projects (greater than \$5M) utilizing DB or GC/CM.
- Success with alternative public works procurement and management since 2019.



Questions?



Above: Future view from atop the Overlook Walk