

# PROJECT REVIEW COMMITTEE REPORT TO CPARB

December 14, 2017

**Rustin L. Hall, Chair**

## November 30, 2017 Meeting

1. Project Review Committee met with a full quorum represented.
2. PRC Actions:
  - a) PRC New Member Training: Conducted on-boarding session with Amy Engels.
  - b) Updated Bylaws: After brief discussion, motion was made and seconded to approve the updated By-Laws document that had been discussed at previous meetings and posted to the PRC website. Motion was approved unanimously.
  - c) Updates to other PRC documents: Proposed updates to the following documents had been posted to the PRC website and were reviewed as a first reading:
    - I. Applicant Information Packet for Project Approval
    - II. Application for Project Approval – DB
    - III. Project Evaluation Criteria – DB
    - IV. Application for Project Approval – GC/CM
    - V. Project Evaluation Criteria – GC/CM
    - VI. Applicant Information Packet for Certification/Recertification of a Public Body
    - VII. Certification Evaluation Criteria
    - VIII. Recertification Evaluation CriteriaThe purpose of the proposed changes to the documents outlined above is to:
    - I. Adjust the deadline and submittal format for applications to avoid public notification timing delay issues.
    - II. Use language that more closely matches the language used in RCW 39.10.
    - III. Place more detailed evaluation criteria on the evaluation sheets used by PRC panels.
    - IV. Walter Schacht spoke on behalf of the CPARB Board and reviewed the intent of the language he has requested regarding references to the CPARB DB Best Practices Guidelines. Language referencing the use of that document by applicants will be appropriately placed into the documents noted above.
    - V. The documents will be refined based on PRC member input and put into final form for approval at a future PRC meeting.

### 3. Application Summary

#### a) ***Public Agency Certification – GC/CM - Approved Central Valley School District #356***

The Central Valley School District presented their application for Agency Certification utilizing GC/CM delivery. The applicant provided a very compelling presentation demonstrating their extensive amount of relevant, recent GC/CM experience on numerous K-12 projects. They described a robust process for determining the most appropriate delivery method to use for their projects and shared numerous lessons learned. School district staff members demonstrated the GC/CM experience of their in-house team supplemented by OAC and Perkins Coie staff. The application was approved unanimously.

**b) *Evergreen Hospital Medical Center Renovation – GC/CM – Approved***  
***King County Hospital District #2***

This \$53.2 million project involves a highly complicated seismic and infrastructure upgrade to the existing 490,000 s.f. hospital facilities. This will be the District's first GC/CM project. An initial \$15 million reserve account is being used to initiate the project pre-design work, with a planned 2019 bond referendum to fund the remaining design and construction costs. The applicant demonstrated a realistic budget and a complete management plan. The application satisfies RCW 39.10 criteria including complexity of the work, technical environment and need to remain operational and occupied during construction. In-house GC/CM experience for the team was demonstrated, supplemented by OAC, John Palewicz and SRG Architects. The project was approved unanimously.

**c) *Tukwila Justice Center – GC/CM – Approved***  
***City of Tukwila, WA***

The \$28.6 million project consists of construction of a new 45,500 s.f. facility for Police Department, Municipal Court and Emergency Operations Center functions on an environmentally compromised site along Tukwila International Boulevard. The applicant demonstrated a realistic budget and a complete management plan. The project is fully funded via the 2016 Public Safety Plan bond. The application satisfies RCW 39.10 criteria including technical challenges with existing site conditions, requirements for highly complex building system integration and phasing. The City is currently executing previously approved GC/CM projects, with supplemental GC/CM experience provided by SOJ, DLR Group and Steve Goldblatt. The project was approved unanimously.

**d) *Fire Station 62 Renovation, New Fire Station 63 – GC/CM – Denied***  
***Clark County Fire Protection District No. 6, WA***

The project consists of the renovation of Station 62 and design and construction of a new Station 63. The applicant has completed 100% construction documents and put Station 62 out to bid, with bids coming in 30% over budget. They have completed 60% construction documents on Station 63. Both projects are well beyond the 30% design limits noted in RCW 39.10. The owner contingency listed in the application was 1% of the construction contract, well below the 5% required in RWC 39.10. The applicant also failed to demonstrate any GC/CM experience in the State of Washington within the members of their team. The project was denied unanimously.

Respectfully submitted 12/1/2017,

Rustin L. Hall, PRC Chair