

PROJECT REVIEW COMMITTEE REPORT TO CPARB

November 16, 2017

Rustin L. Hall, Chair

September 28, 2017 Meeting

1. Project Review Committee met with a full quorum represented.

2. PRC Actions:

- a) Vice Chair Election: Due to the resignation last month of Jon Lebo, Vice Chair for the PRC, the PRC conducted elections for a replacement Vice Chair. Two candidates submitted their qualifications: Janice Zahn of the Port of Seattle, representing Public Owners, and Jim Dugan of Parametrix, representing Construction Managers. Voting commenced via private ballot, with Janice Zahn receiving the majority of the votes.
- b) By-Laws Update: Revisions to the PRC By-Laws were first introduced at the July 27, 2017 PRC Meeting. The conversation was tabled at that time. Proposed revisions were posted to the PRC website and presented at the meeting. Motion was made and seconded to approve the proposed revisions. After discussion the motion and second were amended to accept the changes in concept, with final language to be executed for future consent agenda approval. The motion passed unanimously.
- c) PRC Document Revisions: Proposed revisions to application forms and evaluation forms have been posted recently on the PRC web site for PRC member review and comment. Subsequent actions for discussion and approval will take place in a future PRC Meeting. One specific revision brought to everyone's attention was the need to change the due date for applications to be submitted from the first of the month to the 20th of the prior month. The 20-day public notice provisions in the RCW's has been problematic with the current due date, as some jurisdictions have longer advertising timeframes, causing PRC panel discussions to be delayed by one month. The suggestion was made to give the public some warning time prior to changing the submittal date. Nancy Deakins also pointed out that the current budget shortfall for DES is causing limitations on staff support, which will not allow for special sessions after next month. The RCW's require action by the PRC within 60 days of the date of the application; no action taken means automatic approval of the application.
- d) Amy Engle of the University of Washington was welcomed as a new member of the PRC replacing Jon Lebo. Amy represents Owners – Higher Education.
- e) Talia Baker of DES was recognized and thanked for her service in support of the PRC.

3. Application Summary

- a) *Einstein and Kellogg Middle School Replacements – GC/CM - Approved
Shoreline School District No. 412*

The SSD projects consists of the on-site replacement of the district's only two middle schools. Construction of the new facilities on occupied sites must be completed on an aggressive schedule in order to occupy the schools by September of 2020. The \$160 million projects are funded, and the applicant demonstrated responsible budgets and timelines for the projects. The application satisfies RCW 39.10 criteria for occupied sites, complex scheduling and critical involvement of the GC/CM. The applicant presented evidence of a previously completed GC/CM project. Additional GC/CM expertise is to be provided by Parametrix, Perkins Coie, Mahlum Architects and Integrus Architecture. The project was approved unanimously.

***b) Olympia Headquarters Office Building Replacement – DB – Approved
Washington State School Director’s Association***

The project consists of the on-site replacement of an existing 10,700 sf office building with new 7,500 sf office building with a project budget of \$2.6 million. The project is fully funded through internal association set-asides. The applicant demonstrated responsible budgets and timelines for the project. The application satisfies RCW 39.10 criteria including opportunities for innovation and efficiency and potential savings in delivery time. Required DB experience for the team is to be provided by Olympic Associates, Perkins Coie and DLR Architects. The project was approved unanimously.

***c) New Residence Hall – DB – Approved
Central Washington University***

The project consists of construction of a new 400-bed, 119,000 sf residence hall on a greenfield site. The project will be funded through special revenue bonds and has no reliance on the state capital budget. This is the first time CWU has used DB delivery. CWU intends to gain efficiencies through utilization of lessons learned from a previously completed residence hall project. A QBS selection process will be utilized for the DB team. The application satisfies RCW 39.10 criteria including opportunities for innovation and efficiency and potential savings in delivery time. Required DB experience is to be provided by DES representatives. The project was approved unanimously.

4. PRC Committee Member Status:

Ahmad Qayoumia has apparently left his employment with the city of Pasco but gave the PRC no notice of resignation.

Recruitment commencing to fill the following vacant positions:

- Owner – Public Hospitals (Darrin Gillis Left July 2017)
- Design – Engineer (Ahmad Qayoumia abandoned his position this summer)

October 10, 2017 Meeting

Application Summary

***Boundary Dam Hydroelectric Unit 51, 52 and 54 Rehabilitation – D/B - Approved
City of Seattle / Seattle City Light***

The project consists of the rehabilitation of 3 generator units installed originally in 1967. These units have reached the end of their expected service lives. The \$61 million project will take 3 years to complete and is of a highly specialized nature. Each generator is unique in design and subsequent renovation, and very few companies exist worldwide that can perform this type of work. Involvement of the general contractor early in the process is mandatory to define scopes of work in as efficient a manner as possible to minimize downtime and loss of revenue. The application satisfies RCW 39.10 criteria for Progressive D/B, and funding is provided through SCL’s current 6-year Capital Plan. The applicant presented evidence of previously completed D/B projects of similar scope and nature and provided an extensive Project Charter / Management plan. Additional D/B expertise is to be provided by Robynne Parkinson, and additional engineering is to be provided by Karen Graham of HDR. The project was approved unanimously.

Respectfully submitted 11/3/2017,
Rustin L. Hall, PRC Chair