



STATE OF WASHINGTON
Capital Projects Advisory Review Board

February 2, 2017

Ms. Nancy Locke, Director
City Purchasing and Contracting Service
Department of Finance and Administrative Services
City of Seattle
700 – 5th Avenue, Suite 4112
Seattle, Washington 98104

Re: Public Body General Contractor/Construction Manager and Design-Build Certification Determination

Dear Ms. Locke:

The Capital Projects Advisory Review Board's Project Review Committee Panel has determined that your applications to use Design-Build (DB) and General Contractor/Construction Manager (GC/CM) do not meet the criteria established in RCW 39.10.270 and are not approved. Based on its review of your applications and subsequent interview on January 26, 2017, the Committee offers the following observations/concerns regarding its decision.

1. The applications do not demonstrate the necessary experience to determine which of its projects are appropriate for use of alternate contracting procedures.
2. The applications do not demonstrate successful management on past projects. The 3 GC/CM and 2 DB listed on the submitted Attachment B are each substantially over budget and/or schedule. The 20 DBB projects listed are each either over budget and/or schedule.
3. The ability to properly manage the capital facilities plan, including project planning and budget experience, was not demonstrated.
4. The organization control structure and multi-departmental relationship for monitoring projects in all City departments was not clearly defined.
5. The individual departments that would be using alternate public works under this certification were not identified and the individual departmental organization, experience and staffing was not demonstrated.

Please contact Nancy Deakins at (360) 407-9333 if you have any questions regarding this process.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Palewicz".

John Palewicz, Chair
Project Review Committee

cc: Rustin Hall, Vice Chair
Nancy Deakins, DES