

State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

SUPPLEMENT B
ALTERNATIVE SUBCONTRACTOR SELECTION APPLICATION
FOR PRC APPROVAL

To use the General Contractor/Construction Manager (GC/CM) Alternative Subcontractor Selection per RCW 39.10.385 as approved by the Legislature in the spring of 2021.

Please submit one Supplement B form for each desired subcontractor/subcontract package.
These should be submitted together and will be evaluated at the same review date and time.

Identification of Applicant

- a) Legal name of Public Body (your organization): **Grays Harbor Public Hospital District #1 dba Summit Pacific Medical Center [SPMC]**
- b) Address: **600 East Main Street, Elma, WA 98541**
- c) Contact Person Name: **Dick Bratton**Title: **Owner Rep/PM**
- d) Phone Number: **1.425.894.4591** E-mail: **dbrattonpmlc@outlook.com**
- e) Name of Project: **Hospital Expansion and Remodel MFP 2.0**
- f) Original date PRC approved project for GC/CM: **September 23, 2022**
- g) Subcontractor/Subcontract Package desired for Alternative Selection: **Electrical**
- h) Subcontract Value: **\$5,500,000 [ROM]**

1. Public Benefit –

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

The EC/CM contractor on board during the design phase will provide substantial benefits to the project versus bidding the electrical scope of work upon completion of design including:

- **Assessment of current hospital electrical systems during the critical design development phase**
- **Value engineering opportunities for selected electrical systems components**
- **Reduction of change orders due to unclear or undefined scope of work**
- **Work with the GCCM, Absher Construction, and the design team AOR and EOR and SPMC for phasing strategy during construction to maintain the critical occupancy and use of the existing ED department**
- **Early recommendation of specific materials and equipment selections that could be affected in schedule control if bid at the completion of design due to the ongoing supply chain issues in the construction industry**
- **Selection of the electrical subcontractor will be based on qualifications and past experience rather than solely based on low bid**

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public

SPMC, Mahlum Architects [AOR], PAE Engineers [EOR], Absher Construction collectively agree that the selection of the electrical contractor during the design phase as an integrated team member and based on qualifications and experience will provide exceptional benefit to the project design, cost, and schedule. The risk of bidding on the electrical scope of the project upon completion of design is not in the best interest of the community of stakeholders involved in this challenging project.

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Keeping the existing ED operating during construction is essential, the coordination with Absher and the selected EC/CM will provide SPMC and the community that assurance

2. Public Body Engagement/Knowledge

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process?

SPMC organized, administered, and recently completed the three-step selection process for the GC/CM and would participate in working with the GC/CM, Absher Construction, in developing and reviewing the solicitation materials for the selection of the EC/CM and in accordance with the criteria set forth in RCW 39.10.385. The design team of Mahlum Architects and PAE Engineers will also participate if the solicitation and selection process

- b. Discuss your organization's understanding of the Public Body responsibilities contained in RCW 39.10.385, including the audit requirements.

As Absher Construction will lead the alternative subcontractor selection process SPMC will provide oversight, analysis, assistance, and approvals during the selection process and in accordance with the criteria set forth in RCW 39.10.385

SPMC will:

- **Authorize Absher Construction to proceed with the alternative subcontractor selection process**
- **Ensure that the selection process is in the best interest of the public and the community**
- **Participate in the review of the subcontractor qualifications**
- **Respond to any written protests related to the selection of the most qualified subcontractor**
- **Work with Absher Construction in the coordination and review of submitted cost proposals and preconstruction fees associated with the selected firm, and determine that the submittals are reasonable, fair and within industry standards and the project budget**
- **Approve Absher to contract with the selected firm for Preconstruction Services**
- **Upon time of the MACC review and approve the MACC for the subcontractor**
- **Provide a third-party audit to confirm the proper accrual of subcontractor costs**

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

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Signature: **Dick
Bratton**

Digitally signed by Dick Bratton
DN: cn=Dick Bratton,
o=DBPMLLC, ou,
email=dbrattonpmlc@outlook.c
om, c=US
Date: 2022.12.07 11:20:15 -08'00'

Name (*please print*): **Dick Bratton** _____ (*public body personnel*)

Title: **SPMC Owner Rep/PM**

Date: **December 7, 2022**

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- e) Name of Project: **Hospital Expansion and Remodel MFP 2.0**
- f) Original date PRC approved project for GC/CM: **September 23, 2022**
- g) Subcontractor/Subcontract Package desired for Alternative Selection: **Mechanical**
- h) Subcontract Value: **\$5,000,000 [ROM]**

1. Public Benefit –

- a. What does your organization see as the benefits to the public of using alternative subcontractor selection and why is it appropriate vs low bid selection?

The MC/CM contractor on board during the design phase will provide substantial benefits to the project versus bidding the mechanical scope of work upon completion of design including:

- **Assessment of current hospital mechanical systems during the critical design development phase**
- **Value engineering opportunities for selected mechanical systems components**
- **Reduction of change orders due to unclear or undefined scope of work**
- **Work with the GCCM, Absher Construction, and the design team AOR and EOR and SPMC for phasing strategy during construction to maintain the critical occupancy and use of the existing ED department**
- **A helistop will be constructed on the expansion roof and near a new HVAC unit, the mechanical contractor on board during design will assist the location of the HVAC unit for mitigating exhaust intake from the helistop use during landings and departures**
- **A new RTU may need to be placed on the existing building to service the expansion, having the mechanical contractor on board during DD will provide critical expertise in determining location and capacity for this unit**
- **Early recommendation of specific materials and equipment selections that could be affected in schedule control if bid at the completion of design due to the ongoing supply chain issues in the construction industry**
- **Selection of the mechanical subcontractor will be based on qualifications and past experience rather than solely based on low bid**

- b. Please explain the process your organization will use to determine if alternative subcontractor selection is in the best interest of the public

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SPMC, Mahlum Architects [AOR], PAE Engineers [EOR], Absher Construction collectively agree that the selection of the mechanical contractor during the design phase as an integrated team member and based on qualifications and experience will provide exceptional benefit to the project design, cost, and schedule. The risk of bidding on the mechanical scope of the project upon completion of design is not in the best interest of the community of stakeholders involved in this challenging project. Keeping the existing ED operating during construction is essential, the coordination with Absher and the selected MC/CM will provide SPMC and the community that assurance

2. Public Body Engagement/Knowledge

- a. What role will your organization play in the selection process and the oversight of the GC/CM in the selection process?

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- b. Discuss your organization's understanding of the Public Body responsibilities contained in RCW 39.10.385, including the audit requirements.

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- Ensure that the selection process is in the best interest of the public and the community
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- Respond to any written protests related to the selection of the most qualified subcontractor
- Work with Absher Construction in the coordination and review of submitted cost proposals and preconstruction fees associated with the selected firm, and determine that the submittals are reasonable, fair and within industry standards and the project budget
- Approve Absher to contract with the selected firm for Preconstruction Services
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Signature: Dick Bratton
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Title: **SPMC Owner Rep/PM**

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