

PROJECT REVIEW COMMITTEE REPORT TO CPARB

December 8, 2016

John Palewicz, Chair

A. SEPTEMBER 22 MEETING - APPLICATION SUMMARY:

1. Port of Seattle Recertification – GC/CM and DB - Approved

The application and presentation was well done with unanimous approval.

2. Department of Enterprise Services – GC/CM and DB – Approved

The application and presentation was well done with unanimous approval.

**3. Blakely Elementary School – GC/CM – Approved
Bainbridge School District**

A new Blakely Elementary School will be constructed on the current school site to replace the existing, aging facility. The existing school will remain occupied and operational throughout construction of the new school and will be demolished once construction of the new school is completed. The new school is anticipated to be approximately 65,150 gross square feet, the project budget is \$39 million.

**4. Webster Elementary School – GC/CM – Approved
Seattle School District**

The project is updating and modernization of the existing historic school. The project budget is \$31.7 million.

**5. Service Center Redevelopment – GC/CM – Approved
City of Everett**

The Service Center Redevelopment Project is a comprehensive, phased redevelopment of a 14 acre site currently occupied by the City of Everett. Approximately 140,000 sf of buildings will be demolished. These buildings have reached the end of their useful life, are seismically unfit, and no longer have the functional capacity to support the City's operational and emergency response needs. The Project has been designed as a multi-year, two phase project that will involve demolition, new construction, and intense open space management in order to ensure that the City is able to continuously offer mission-critical services to the public. The project budget is \$74 million.

B. DECEMBER 1 MEETING - APPLICATION SUMMARY:

1. Ingram High School Addition – GC/CM – Approved Seattle Public Schools

The project is an addition to the existing high school to add 20 new classrooms as well as seismic retrofit and re-roofing of some existing buildings. Project cost is \$38.39 million.

2. Shadow Lake, Rock Creek and Glacier Park Elementary Schools – GC/CM – Denied Tahoma School District

The scope of work includes tenant improvements to administration areas, new outdoor/physical education spaces, systems upgrades (HVAC, Controls, Fire/Life Safety) and security upgrades including vestibules, access controls and surveillance cameras. The project budget is \$7.5 million.

The Panel did not feel that the project schedule was workable and did not approve the application.

3. Mount Vernon High School Old Main Building– GC/CM – Approved Mount Vernon School District

The existing Old Main Building comprises 54,303 sf of total floor area. The modernization project will address upgrading/replacement of these building systems as well as improvements to the buildings accessibility, seismic/structural systems, fire sprinklers, and fire alarm. The Old Main building will be vacated during construction, but the surrounding campus, will remain occupied and fully functional during the renovation work. The project budget is \$29.5 million.

4. Tacoma Public Schools Certification – GC/CM – Approved

The application and presentation was well done with unanimous approval.

5. Capital Improvement Projects – GC/CM – Approved Ridgefield Schools

These four projects will be completed in separate phases; the start of each phase is contingent upon the completion of the previous phase.

- Phase 1 (New 5-6/7-8 School) will be built at 135,000sf, the new school will house grades 5/6 and 7/8. Site work will include a sports field complex including six multi-use fields and a competition running track. Completion of Phase 1 is scheduled for occupancy in July 2018.
- Phase 2 (Relocation of Campuses) includes relocating students to the new school. Also included in Phase 2 is relocating all portable classrooms from VRMS to RHS, the portables will house students who will be displaced. Phase 2 is scheduled for the summer of 2018.
- Phase 3 (Ridgefield High School) includes demolition and additions at a site which houses 800 students, adding 40,000sf to RHS and is scheduled for an August 2019 completion.
- Phase 4 will include minor security improvements and converting the offices and community spaces. Phase 4 is scheduled for completion in January 2019. The project budget is \$98.5 million

6. Enloe Hydroelectric Project – DB - Approved Okanogan County PUD 1

The project is to restore power generation at Enloe Dam. New facilities to be constructed include a river intake, intake channel, hydroelectric power plant, electric substation and improvements to public recreation facilities. The project budget is \$42.5 million.

7. Riverfront Park Pavilion – DB – Approved Spokane Parks and Recreation

The project consists of repurposing the 1974 Pavilion structure and adjacent landscape into a new outdoor venue and public plaza. Included is demolition of some existing structures and renovation of existing administration areas. The area is about 120,000 sf and the project cost is \$19.7 million.

C. Workload

The PRC has been extremely busy the last three meetings with 4 Agency and 17 Project applications to review. Agency Certifications/Recertifications require a 60% quorum (18 of 30 Committee members) and are particularly challenging to schedule with everyone so very busy in the current hot construction market. The administrative help provided by DES is very important with the busiest time being the first of month of meetings when applications are due and agendas need to be posted.

D. Training

At the September meeting a one hour training session occurred. Attendance was high since two agency panels followed. I reviewed, with Committee discussion: the PRC Operating By-Laws, Panel Procedures and RCW Chapters 39.10.270 and 39.10.280 relating to the PRC; 39.10.340 GC/CM Uses; and 39.10.300 DB Uses. These documents are on the PRC website as public information. See attached with highlighted discussion points.

E. Recruitment

At the December meeting we discussed the need for recruitment of new members with 11 members' terms expiring by July 1, 2017 and 1 member resigned last month, citing workload. The Committee members were asked to help find potential new members to apply. We understand the plan to fill vacancies over the next two CPARB meetings, January and April.

F. RCW 39.10 Revisions

The main suggested revision concerns the requirement of 39.10.270 (6) which requires submitting an application for recertification "at least three months before the initial certification expires." The language does not require waiting 90 days before the application is reviewed by the Committee. The 90 days has caught a number of agencies by surprise.