

**Project Review Committee Report to CPARB – May 12<sup>th</sup>, 2016  
PRC Meetings March 24<sup>th</sup> & April 28<sup>th</sup>, 2016**

**Chair: Curt Gimmestad**

**CPARB Appointments:**

Newly appointed PRC members Janice Zahn, Jeanne Rynne and David Beaudine were introduced to the attending members and all gave a brief self-introduction.

**General Discussion:**

No General Discussion at either session as the agendas were full.

**Application Received:** There were five applications received and presented/reviewed by the PRC on March 24<sup>th</sup>, 2016; City of Richland Design Build Public Body Certification, WSU GC/CM and D.B. Public Body Recertification; Grays Harbor Summit Pacific Public Hospital GC/CM project application; Seattle Public Schools Lincoln H.S. GC/CM project application; Tacoma Public Schools Browns Point Elementary GC/CM project Application.

There were two applications received and presented/reviewed by the PRC on April 28<sup>th</sup>, 2016: City of Richland City Hall D.B. project application; Grays Harbor Summit Pacific Public Hospital GC/CM project application.

**March 24<sup>th</sup> Application Summary:**

**City of Richland Design Build Public Body Certification – Not Approved**

**Summary:** Although the City of Richland had successfully completed a Fire Station via a Design Build procurement model the PRC panel of 21 members did not approve the application for Agency Certification; the application needed 14 yes votes and it only acquired 11. The summary of the deliberation was focused on the two key individuals within the city having some experience, for sure in the Fire Station, but that the other departments whose umbrella this certification would cover did not.

**WSU Re-Certification of a Public Body to Use D.B. and GC/CM Procurement - Approved**

**Summary:** WSU was able to present and demonstrate overwhelmingly to the PRC that the experienced gained and best practices implemented and regularly put into practices makes them an acceptable entity to continue their Certification. The vote was unanimous to approve.

**Summit Pacific Medical Center GC/CM Application – Not Approved**

The applicant for this project is the **Grays Harbor County Public Hospital District #1**

**Summary:** Total Project Budget \$11,633,250. The project consists of providing a new 30,000 s.f. medical office building on the campus of the existing hospital where they felt GC/CM input would be critical to the appropriate phasing to keep the facility operations from being interrupted. There are significant site constraints where the GC/CM input will be critical to come up with appropriate risk management plans. There were questions from the panel to the applicant requesting clarification to the project management plan and the team's experience; the architect firm was the only member bringing any GC/CM experience forward. In deliberation it was discussed as a concern of the lack of direct GC/CM experience and developed procurement processes in place, along w/ the best practice experience and understanding of the GC/CM process during construction. Although the merits of the project challenges may have fit within the RCW the panel were not convinced that the current team and GC/CM plan they had established would lead to success and the project was not approved unanimously 7 to 0.

**Lincoln High School Renovation GC/CM Application – Approved.**

The applicant for this project is the **Seattle Public Schools**

**Summary:** Total Project Budget \$32,100,000. The project will convert the exiting campus into a new 1,600 student comprehensive high school to the north central community of Seattle. The project consists of about 240,000 sf to accommodate 1,600 students; the campus will be occupied during construction. The project has a Landmark designation, sits in a very tight urban residential neighborhood. The current facility consists of buildings dating back to the early 1900's so the level of site investigation, logistic planning, and detailed understanding of existing systems and

how the new will tie in will be critical of the GC/CM's planning. All panel members agreed that the project met and exceeded the requirements of RCW 39.10 and that the team and plan in place was adequate to ensure success. The project was approved unanimously 8 to 0.

**Browns Point Elementary Replacement GC/CM Application – Approved.**

The applicant for this project is the **Tacoma Public Schools**

**Summary:** Total Project Budget \$31,000,000. The project involves the replacement of the existing facility that was built in the early 1950's and added onto in the 1960's. The new facility will house approximately 550 students and is a 2 story configuration and approximately 59,000 s.f. The campus is jointly used by Tacoma Metro Parks; these playfields need to maintain operation while construction is ongoing. The current facility will also be in operation while the new facility is built posing some site logistic challenges. There were preliminary questions of the applicant's application that were adequately answered with regards to budget, process and schedule. All panel members agreed that the project met and exceeded the requirements of RCW 39.10 and that the team and plan in place was adequate to ensure success. The project was approved unanimously 8 to 0.

**April 28<sup>th</sup> Application Summary:**

**City of Richland City Hall Design Build Application – Approved.**

The applicant for this project is the **City of Richland**

**Summary:** Total Project Budget \$17,164,000. The project consist of a new 44,000 sf. City Hall and council chambers to consolidate over ten city departments that are spread across multiple buildings. The same team came back from the city that presented on the Agency Certification application. They demonstrated their experience and that the project specific plan in place could be successful. They also assured the panel that this team would be directly responsible for the success of the project and involved in the procurement and design process, including day to day of the construction process. The panel had asked the applicant some preliminary questions that were answered and with little deliberation of the panel the project was approved unanimously 8 to 0.

**Summit Pacific Medical Center GC/CM Application – Approved**

The applicant for this project is the **Grays Harbor County Public Hospital District #1**

**Summary:** Total Project Budget \$11,633,250. The project consists of providing a new 30,000 s.f. medical office building on the campus of the existing hospital where they felt GC/CM input would be critical to the appropriate phasing to keep the facility operations from being interrupted. There are significant site constraints where the GC/CM input will be critical to come up with appropriate risk management plans. The applicant listened to the recommendations that took place during the deliberation of their application form March 24<sup>th</sup> and came back with a new plan and some additional GC/CM experienced team members. They were able to demonstrate that with the new team member and a revised GC/CM procurement and management plan they had the foundations of a successful project to work from. The project was approved unanimously 8 to 0.