

Project Review Committee Report to CPARB

September 8, 2016

PRC Meetings May 26th, June 9th and July 26th, 2016

John Palewicz, Chair

Vice Chair Elections:

The floor was opened to nominations to elect a new Vice Chair for the 2016/2017 year starting July 1st; Rustin Hall was nominated along with Tom Peterson. Because Tom Peterson's position with the PRC was already being replaced with a new appointment made at CPARB May 12th, his nomination was not allowed. Rustin was unanimously approved as the Vice Chair and will step into that position starting July 1st; John Palewicz will assume the role as Chair.

General Discussion:

The topic of Agency Certification was brought back up to the attending members to have another dialogue about the requirements of agency certification. The primary point involves experience and what constitutes agency experience in house and with the use of outside personnel/firms to support the experience etc. This topic has been ongoing for a couple years and after many questions, review of prior notes/comments from CPARB and good discussion the PRC membership, I believe, came to a consensus or at least an understanding on evaluating agency's looking to become certified in both Design Build and GC/CM. That understanding really encompasses looking at each application and that public agency on its own merits, using the collective judgement of the PRC to evaluate agency best practices, overall alternative procurement success, inclusive of in house and/or external personnel. It was also noted that the PRC has an opportunity to revoke a certification where it does not on a single project application thus there is opportunity to hold the entity accountable.

May 26th Application Summary:

Northshore School District GC/CM Public Body Certification – Approved

Summary: The Northshore School District was able to present and demonstrate overwhelmingly to the PRC that the experienced gained and best practices implemented and regularly put into use over many years of project specific GC/CM utilization makes them an acceptable entity for Certification. There was good input from public comment in support of the application. The vote was unanimous to approve.

Lake Washington School District GC/CM Public Body Certification - Approved

Summary: The Lake Washington School District was able to present and demonstrate overwhelmingly to the PRC that the experienced gained and best practices implemented and regularly put into use over many years of project specific GC/CM utilization makes them an acceptable entity for Certification. There was good input from public comment in support of the application. The vote was unanimous to approve.

Midway Elementary School Modernization GC/CM Application – Approved

The applicant for this project is the **Mead School District**

Summary: Total Project Budget \$18,903,960. The project consists of modernizing and adding to an occupied facility that was designed and constructed some 35 years ago. Renovations will include improved safety, ADA accessibility, upgrades and improvements to Mechanical and Electrical systems for sustainable energy performance. Approximately 10,000 square feet will be added to the facility to support smaller class sizes and expanded kindergarten programming. 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.

June 9th Application Summary:

New Central Kitsap High School/Middle School GC/CM Application – Approved.

The applicant for this project is the **Central Kitsap School District**

Summary: Total Project Budget \$177,941,000. The project encompasses the building of a new combined High School and Middle School that will be approximately 325,000 sf on the current occupied campus of both existing facilities. The current facilities are separated by athletic fields, administrative buildings and parking lots. The new combined facility will be built and occupy the center of campus while the current facilities are utilized until completion. The panel had asked the applicant some preliminary questions that were answered prior to the presentation. Upon further panel questions and answers from the applicant regarding staffing commitments and deliberation of the panel the project was approved unanimously 8 to 0.

Olympic High School Additions & Renovation GC/CM Application – Approved.

The applicant for this project is the **Central Kitsap School District**

Summary: Total Project Budget \$38,500,000. The project encompasses the renovation and build back of a section of the facility; the middle. The renovation will create a new school entry, commons, theatre and cafeteria. Additional classroom space will be included to reduce or eliminate the need for portables. Reconfigured site entries and utility work will be included in the work all while the facility remains functioning and occupied during the school year. The panel had asked the applicant some preliminary questions that were answered prior to the presentation. Upon further questions and answers from the applicant regarding staffing commitments and budget the panel had very little deliberation and the project was approved unanimously 8 to 0.

July 28th Application Summary:

University of Washington Public Body Recertification – GC/CM and DB – Approved

The University continues to be a strong user of GC/GM and has completed/underway projects using DB. The Committee was particularly interested in lessons learned and there was a discussion of a number of these. Committee members were complimentary of the University's willingness to share their experience with other agencies, engage in teaching classes such as the AGC annual class on GC/CM as well as participation in numerous public committees and organization. Also of note was the University's increased emphasis on business diversity which is supported strongly by the Board of Regents and Administration. Unanimously approved.

CSO 24 Control Facility – GCCM – Approved

City of Spokane

The project involves the construction of large underground concrete tank, Combined Sewer Overflow Reduction Control Facility to hold up to 2 million gallons of combined wastewater during a storm and meter it back to the wastewater treatment plant when the storm subsides. What makes this project unique to others that have been built or underway is its size, proximity to nearby businesses, depth of construction, proximity to the downtown area and complex phasing. The project budget is \$25 million. The main topics of concern about the application were: the GC/CM experience of the City of Spokane project manager; lessons learned on CSO 26 and how they would be applied to this project (specifically cross training); and the role of OAC on the project and how they would be assisting the City of Spokane. These were all addressed by the applicant to the satisfaction of the committee which voted 7-0 in approving.

Pine Lake Middle School – GCCM – Approved

Issaquah School District

The project will replace and increase the capacity of the existing school. Using a phased approach, the new building will be built on the existing play fields, the old building will be demolished starting June 2018 and the new one open for September 2018. The total project cost is \$71 million. The application was unanimously approved.

Security Upgrades – GCCM – Approved

Spokane International Airport

The project significantly improves the airfield perimeter security and vulnerable areas in close proximity to local roadways. There will be upgrades to the existing CCTV and access control systems, flight and baggage information display systems and paging announcement systems and access pathways. The project budget is \$11 million. The panel had some members who thought that the project might be better completed as a DBB but after discussion it was determined that the project met the RCW requirements and was approved, though there was one vote against.

Veterans Memorial Arena Renovation – DB – Approved

Spokane Public Facilities District

The project will improve two Arena opportunities: guest safety and security and new revenue. Guest safety enhancements require an expansion of the main Arena northeast entry to accommodate the addition of a magnetometer entry system. The new revenue enhancements project include the addition of a suite, expansion of the north food court, minor updating and expansion of the office area. The project budget is \$4 million. The progressive design-build process will be used to best coordinate with existing operations and maximize the work that can be realized with the fixed budget. The project was unanimously approved.

New Student Housing – GCCM - Approved

Western Washington University

The project will be a 4-5 story apartment style residence which will be managed by the University's residence department. At approximately 100,000 gsf, the building will include up to 200 beds in a mix of studio, one and two bedrooms suites. The site is bounded by existing residence halls with limited laydown area and requiring extending existing utilities to the site. The project needs to be completed by the start of Fall Quarter of 2018. The project budget is \$35 million. There was a lot of discussion amongst the panel whether this project was an appropriate use of GCCM rather than DBB with a lot of residential apartments being built by non GCCM contractors. However, the constrained site with active residential units and the need to absolutely meet the budget and opening date were deciding factors in the approval, though there was one vote against.

Madison Elementary and East Division Elementary – GCCM - Approved

Mount Vernon School District

The project consists of the consecutive construction of two new schools with the same architect for both and one GCCM also selected. Both sites are rather small and constricted and surrounded by residential, commercial use, restricted access and some wetlands. East Division Elementary is a new school on a undeveloped site and will be built first. Then it will be used as a swing school to house Madison Elementary while it is demolished and replaced at its current site. The need to meet the schedules to accommodate the school year opening is critical to the sequencing.

The combined total project cost is \$80.3 million. With the two projects considered as one overall project with multiple and complex phasing requirements and with one contractor the panel voted unanimously for approval.

Bagley Elementary School – GCCM - Approved

Seattle School District

The project will modernize the existing 38,380 sf building by renovating the existing kitchen and cafeteria and well as building a two story addition for classrooms and a gymnasium. The renovated project will have a 503 seat capacity. The current 1930 building is a Historic Landmark. The project budget is \$30.4 million. The panel approval was unanimous.

**North Pine Middle School – GCCM - Approved
Central Valley School District**

The project will encompass building a new 84,600sf middle school on a 14 acre site that currently houses an occupied middle school, play and ball fields and parking on one of the busiest arterial street in the Spokane valley. The existing facility will remain open during all phases of the project. Upon completion of the new middle school, the existing structure will be demolished and the new site work to compliment the new school will be completed. The approval was unanimous.