

Project Review Committee Report to CPARB

February 9, 2017

John Palewicz, Chair

A. January 26 Meeting - Application Summary:

1. Olympic Middle School – GC/CM – Approved

Auburn School District

Auburn School District is planning a three phase project to replace and modernize Olympic Middle School. The first two phases will include construction of a new middle school at the south end of the current school site and minor renovation of the existing school buildings. The new school will be constructed adjacent to the existing school and is anticipated to be approximately 98,000 square feet in size. The existing school will remain occupied and operational during construction of the new school. Once construction of the new school is completed, the existing building will undergo minor improvements to allow it to function as an interim elementary school. The interim elementary school will house students from other schools for a period of 4-5 years while the District replaces five elementary schools. The project budget is \$65.7 million

2. East Clearwell Roof Replacement– DB – Approved

City of Everett

The City of Everett owns and operates the potable water system that serves over 500,000 customers. One critical component of the water system is the east clearwell of the Water Filtration Plant. The proposed project includes replacing the existing dilapidated roof over the east clearwell. The clearwell structure is 140' x 260' and was constructed in 1983. Recent inspections of the roof note severe deterioration of the metal connections to the existing glulam timber beams, along with significant breakdown of the existing glulam timber beams. The City proposed to use Design-Build to replace the existing roof with a new aluminum, steel or concrete roof. The City has successfully used this method previously to replace the existing deteriorating roofs on the two potable water storage tanks comprising Reservoir 6. The project budget is \$2,966,000

3. Ethnic Student and Multi-Cultural Services – GC/CM – Approved

Western Washington University

The Ethnic Student Center-Multicultural Services Project (ESC-MCS) is an addition and renovation to the Western Washington University Bookstore and Viking Union facility to develop a new location for the Ethnic Student Center and Multicultural Services programs. The project will require a well thought out construction plan and phasing plan to remove the existing bookstore concrete roof and mezzanine structure to construct a new second floor structure to house the programs and bridge over to the Viking Union structure. This will need to occur with the Viking Union fully occupied. The project is located in the core of campus on High Street,

Westerns main access for transit on the north campus. There is no area for site laydown and staging. The narrow width of High Street (26') and heavy transit and pedestrian traffic will make material deliveries challenging. The project budget is \$18,136,000.

4. Lake Stevens High School – GC/CM – Approved Lake Stevens School District

The District is planning a multi-phased modernization of their Lake Stevens High School facility. The existing school is a campus-type facility with multiple buildings connected by walkways. The work is currently planned to include a mix of additions, modernization of some buildings and some new buildings to replace existing buildings. The school will remain occupied and operational throughout construction. Construction work is anticipated to take place for approximately three years and be phased through the campus. The existing site is approximately 35.6 acres and is surrounded by single-family residential neighborhoods. The total building area is approximately 208,000 gross square feet, single story buildings, primarily of masonry and wood-framed construction. The completed, modernized school is anticipated to be approximately 250,000 gross square feet and will accommodate 1,800 students in grades 9-12. The project budget is \$87 million.

5. Recreation Complex – DB – Approved City of Airway Heights

The 17 acre Recreation Complex site is located on Deno Road north of the Spokane County racetrack. The proposed project will include parking, a softball/baseball field and up to six soccer fields. The 35,000 SF Recreation Complex will include: lobby, administrative offices, lounge, conference room, gymnasium, locker rooms, fitness and weight training areas, multipurpose space, natatorium, sauna and support spaces. Future building phases will include another gymnasium, space for teens and senior programs, fitness areas, and classrooms. The project budget is \$14 million.

6. Agency Certification – GCCM and DB – Not Approved City of Seattle

Presenting for the City was Aleanna Kondelis, Manager, City Purchasing and Contracting Services (CPCS). Seattle manages a complex capital program with an approximate annual budget of a billion dollars for: facilities of city and public use; water, drainage, and wastewater conveyance systems; solid waste; electric power; and transportation projects. The public works contracting process is overseen by the City's Department of Finance and Administrative Services (FAS). The various City departments submit projects to FAS for review and approval and then the departments manage the departments.

The PRC, with 24 members participating, were unanimous in not approving both the GCCM and DB certification applications. The main concerns of the panel were: with City approval, all departments would be authorized and they were not identified; identification, organization, staffing and experience of the individual departments were not clearly shown; there does not seem to be ongoing project controls by FAS; and the list of 25 completed public works projects showed all projects were completed over schedule and budget. There was one public comment expressing a concern that with City certification, any department would be able to use alternate public works even if they have no experience with that delivery model.