



June 30, 2020

Rebecca Keith
Chair, Capital Projects Advisory Review Board
Department of Enterprise Services
1500 Jefferson Street
Olympia, WA 98501

Re: Design-Build and Pre-engineered Metal Buildings

Dear Ms. Keith and members of the Capital Projects Advisory Review Board:

AIA Washington Council recommends a change—to RCW 39.10.300 (3) as it relates to pre-engineered metal buildings (PEMB)—be included in the proposed legislation for the reauthorization of RCW 39.10. The statute currently allows the design-build procedure to be used for portables, prefabricated modular buildings, and pre-engineered metal buildings (PEMB) regardless of cost and without being subject to approval by the Project Review Committee (PRC).

The original intent of the language was to exempt small, simple manufactured structures from PRC approval. But PEMB technology has evolved since RCW 39.10 went into effect in 2004. Today, PEMB projects may be large, multi-story buildings with complex programs on complicated sites that are composites of metal building technology and other building systems. Sample projects on the Metal Building Manufacturers Association's and their members' websites include fire stations, hospitals, schools, and civic/public office buildings.

Since 2017, several design-build requests for proposals for projects extensively using PEMBs have been released in Washington State that did not comply with the requirements of RCW 39.10. It appears that the public bodies releasing these solicitations did not understand the statutory requirements for the design-build method. The PRC review and approval process has a track record of helping to ensure that alternative project delivery method procurements meet statutory requirements.

Public bodies using the design-build method for pre-engineered metal building projects should be required to apply to the PRC for approval. We therefore recommend that "pre-engineered metal buildings" be removed from the exclusions to PRC approval listed in 39.10.300 (3).

Respectfully,

Brian F. Carter, AIA
Chair, AIA Washington Council Practice Committee
Principal & CEO, Integrus Architecture

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