



State of Washington  
Capital Projects Advisory Review Board (CPARB)  
Project Review Committee (PRC)

Application for Project Approval  
**Eastside Community Center**  
GC/CM Delivery

Submitted by  
**Metro Parks Tacoma**  
November 2, 2015

State of Washington  
Capital Projects Advisory Review Board (CPARB)  
Project Review Committee (PRC)

**APPLICATION FOR PROJECT APPROVAL**  
**TO USE THE**  
**GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)**  
**CONTRACTING PROCEDURE**

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9.

**1. Identification of Applicant**

(a) Legal name of Public Body (your organization): *Metropolitan Park District of Tacoma*

(b) Address: *4702 S. 19th Street  
Tacoma, WA 98405*

(c) Contact Person Name: *Jeremy Woolley*  
Title: *Project Manager*

(d) Phone Number: *(253) 305-1031*  
Fax: *(253) 305-1098*  
E-mail: *jeremyw@tacomaparks.com*

**2. Brief Description of Proposed Project**

Please describe the project in no more than two short paragraphs.

*A capital bond program was approved by Tacoma voters in 2014 that includes a new community and aquatics center for the City of Tacoma's Eastside community. The Eastside Community Center has been identified in the Strategic Parks and Recreation Plan as a Specialty Center/Facility serving the entire District.*

*This project is a joint undertaking between Tacoma Housing Authority (THA), the City of Tacoma (COT), Tacoma Public Schools (TPS), and Metropolitan Park District of Tacoma (MPT).*

*The community center will be part of a new Eastside Campus, including the existing First Creek Middle School, connections to Swan Creek Park, and an enhanced wetland for educational purposes. This center will replace two other park district facilities, the Eastside pool, and Portland Ave Community Center. All programs and activities will transfer to the new facility as well.*

*The proposed center will be approximately 60,000 square feet and will be located on the same site as Tacoma Public Schools' First Creek Middle School due to the following criteria: its location in the community, its proximity to a school, and its proximity to Swan Creek Park.*

*Key features and challenges of the project include:*

- Adjacent occupied middle school on-site*
- Unique protected plant life (pea vine) in adjoining ravine*
- Existing water transmission line crossing site*

- *Off-site traffic control issues*
- *Funding likely to come incrementally from a variety of sources including grants and private fundraising*
- *Need to be able to access “active” areas on-site with minimal impact*
- *May need to separate permits for site and building packages in order to provide for efficient review and approval*

### 3. **Projected Total Cost for the Project**

#### **A. Project Budget**

|  |                  |
|--|------------------|
| <i>Costs for Professional Services (A/E team)</i>                                  | <i>\$ 1.9 M</i>  |
| <i>Estimated project construction costs (including construction contingencies)</i> | <i>\$ 21.0 M</i> |
| <i>Equipment and furnishing</i>  | <i>\$ 1.1 M</i>  |
| <i>Off-site cost (allowance)</i>   | <i>\$ 0.3 M</i>  |
| <i>Contract administration costs (Owner, CM, etc.)</i>                             | <i>\$ 0.4 M</i>  |
| <i>Contingencies (5% design, 10% construction)</i>                                 | <i>\$ 3.0 M</i>  |
| <i>Other related project costs (Utilities, Inspections, Permitting, etc.)</i>      | <i>\$ 1.0 M</i>  |
| <i>Sales Tax</i>   | <i>\$ 2.1 M</i>  |
| <b>Total Projected Cost:</b>   | <b>\$ 30.8 M</b> |

\* Notes: (1) *Equipment and furnishing allowance is included with construction budget*  
 (2) *Off-site costs to be provided by adjoining project*

#### **B. Funding Status**

Please describe the funding status for the whole project.

*Note: If funding is not available, please explain how and when funding is anticipated*

*Of the \$30 million set aside for the project, \$12.4 million is secured (\$6 Million from Metro Parks Tacoma, \$5 Million from City of Tacoma, \$1.4 Million from the State). Of the remaining funds yet to be secured, \$3 million has been targeted from the Greater Metro Parks Foundation to be raised, and THA is seeking upwards of \$15 million in federal funding.*

**4. Anticipated Project Design and Construction Schedule**

Please provide:

- The anticipated project design and construction schedule, including (1) procurement; (2) hiring consultants if not already hired; and (3) employing staff or hiring consultants to manage the project if not already employed or hired.

|  |                                       |
|--|---------------------------------------|
| <i>Feasibility study and schematic design</i>        | <i>Spring 2015 – December 2015</i>    |
| <i>Select GC/CM Advisor</i>                          | <i>September 2015</i>                 |
| <i>Release draft GC/CM RFQ for industry input</i>    | <i>November 2015</i>                  |
| <i>Project Review Committee Presentation</i>         | <i>December 3, 2015</i>               |
| <i>Issue GC/CM RFQ</i>                               | <i>December 2015</i>                  |
| <i>Complete shortlist, interviews, fee proposals</i> | <i>February 2016</i>                  |
| <i>Award GC/CM Preconstruction Services</i>          | <i>March 2016</i>                     |
| <i>Design, engineering, permitting</i>               | <i>September 2015 – October 2016</i>  |
| <i>MACC negotiations and buyout</i>                  | <i>September 2016 – November 2016</i> |
| <i>Construction</i>                                  | <i>December 2016 – March 2018</i>     |
| <i>Eastside Community Center in service</i>          | <i>March 2018</i>                     |

**5. Why the GC/CM Contracting Procedure is Appropriate for this Project**

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

*The Eastside Community Center project meets four of the five criteria for use of GC/CM delivery.*

- *If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?*

*Since the overall funding is from multiple sources and not all of the necessary funding has been fully secured, design and construction may need to be phased to include the pool at a later time.*

*Other complexities include an occupied site, and the complexity with multiple vested parties (government bodies, not for profit entities, and the general public)*

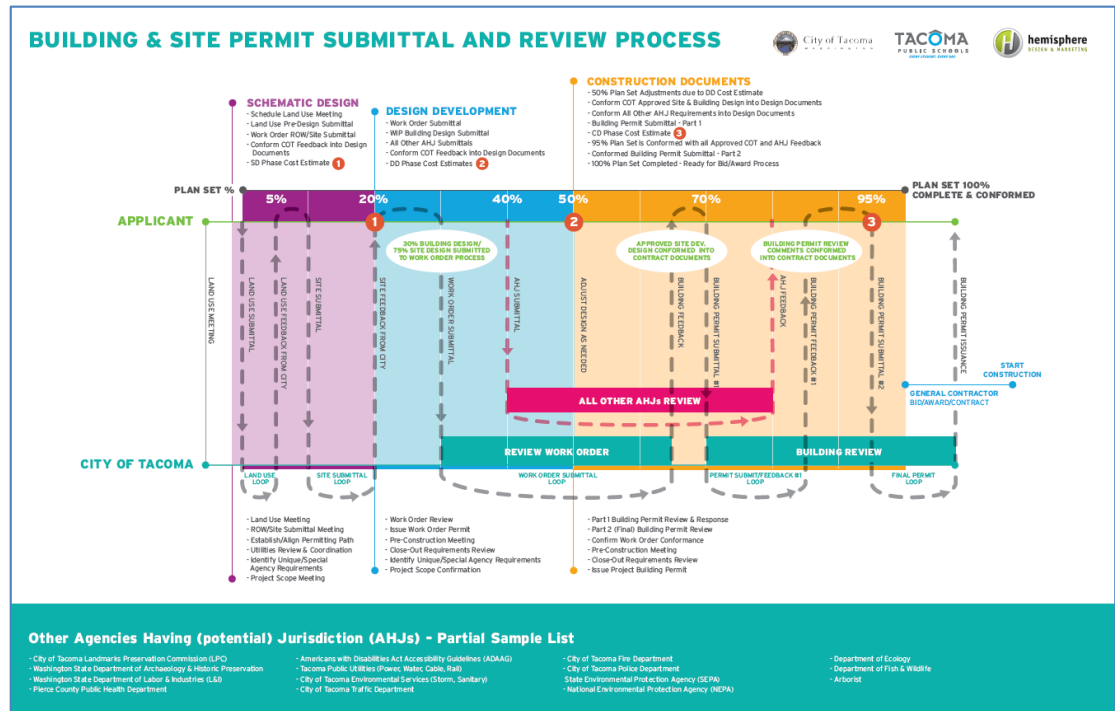


**Eastside Community Center Site**

**Agency approvals**

Permitting for this project will be through the City of Tacoma (COT) Planning & Development Services (P&DS) division. The COT P&DS is comprised of three major categories. They are: (1) Land Use, (2) Site Development and (3) Building. Two permits will be required for the project. The Building Permit (just for the building – not the site) and the Work Order Permit (for the on-site and off-site requirements). The Work order permit submittal is required first, in order to incorporate the final Work Order approved designs into the Building Permit submittal.

The attached Infographic developed with and for Tacoma Public Schools and the COT P&DS visually explains the integrated and complex permitting required steps, sequencing and durations. Growth in the COT over the past year (and continuing) has been extensive coupled with the COT adopting a new software system for permitting and operations, has impacted the COT ability to permit on a planned schedule. The GC/CM delivery method is uniquely designed to assist with this condition by issuing smaller packages over time to forward a project enough to allow enough time to achieve receipt of all required permits. Parametrix recently assisted our project partner Tacoma Public Schools on a successful effort like this for Stewart Middle School and McCarver Elementary School, both GC/CM projects.



Additionally, the site is a unique site. Some but not all of the unique aspects of the site include wetlands and wetland buffers, critical areas, endangered species, adjacency to high traffic routes (Portland Avenue) and occupied middle school routes and activities (First Creek) all in addition to a large center property swath of Right of Way (ROW) cutting diagonally through the site from the NW corner to the SE corner. Without question, special accommodations and construction procedures will be required. There is a high potential that adaptive construction techniques may be required based on the combination of what we do know with what we do not know.

**Required phasing**

Phasing of the work becomes critical in that each site has work taking place on multiple sides of the occupied school. Student egress, access to playfield/ballfields, delivery and pickup of students, building demolition and site utility locate and relocate all must be coordinated and addressed at each phase of construction

Additionally, there is a major water transmission line running diagonally through the site that must remain in operation throughout the project; an early civil construction package may be needed to accommodate revisions needed for the building footprint.

- *If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?*

*Note: Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response you may refer to the drawings or sketches that you provide under Question 9.*

*The middle school on the site (First Creek Middle School) will be in full operation before, during, and after construction. The new community center construction will need to be closely coordinated with the drop-off zone, and overall school access (as it currently operates) by the public. There will need to be detailed phasing plans which will likely include alternate routes, or a site construction package that will need to be delivered during a time that will impact the school traffic the least.*

*Ongoing construction activities will need to be scheduled to allow for some quiet times for critical activities such as testing periods. Additionally, there will be some school wide activities that will require additional site parking for the community. The GC/CM's parking and staging areas may need to be shared for those activities.*

*Having a GC/CM on-board that understands the needs of the school and can respond immediately by shifting work activities and making accommodations for other short-term school needs will support the goal of maintaining a facility that will allow for a quality learning environment for the students.*

- *If involvement of the GC/CM is critical during the design phase, why is this involvement critical?*

***Real world experience***

*Seeing the projects through the “contractor’s eyes” will require early involvement of the GC/CM. This will help shape the design and modify documents to maximize the effectiveness of construction in order to overcome the inherent obstacles at the site. The GC/CM is needed to provide site investigations and constructability input to the design and develop the game plan for the safe scheduling and timely phasing of the work. This process will allow informed design decisions and streamline the construction process.*

***Budget control***

*The GC/CM will be responsible for cost estimation and cost control during the design phase. Given the potential of varying funding streams, GC/CM input to costing of alternatives and value analysis is essential to ensure the final cost of construction is responsibly within budget.*

- *The project encompasses a complex and technical work environment:*

***Complexity***

*The complexity of the work environment is summed up by two primary concerns: site logistics and student safety. How do we safely construct our new facilities while the contractor is just feet away from students, ranging in age from eleven to eighteen years-old? When the existing sports fields are included, this age group expands from infants to the oldest of our population.*

*Questions that arise at the site that would uniquely benefit from a GC/CM approach include:*

- *On a limited site where will parking, bus and vehicle circulated be relocated since the new construction will displace some of it?*
- *Where will construction staging and parking be placed? These will need to be closely coordinated with the GC/CM to allow construction to proceed efficiently.*

- *What is the best plan to relocate the existing water transmission line and site preparation and circulation and avoid school activities? How and when do we complete necessary demolition, build new buildings and route utilities while still maintaining student/staff safety, egress, and fire/emergency access?*

*These issues will require close coordination and input from the GC/CM which will be critical to the overall success of the project.*

- If the project requires specialized work on a building that has historical *significance*, why is the building of historical significance and what is the specialized work that must be done?

*No specialized work related to historical significance is anticipated on this project.*

- If the *project* is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?

*Not applicable.*

## **6. Public Benefit**

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum (the “design-bid-build method”) is not practical for meeting desired quality standards or delivery schedules.

*The Public interest is best served by providing a safe and cost effective capital improvements project. The District feels that the complexities of the site and the safety challenges as outlined above would be difficult to fully explain and/or portray through the plans and specifications effort, and would lack the opportunity for collaboration necessary for success on this project. The GC/CM process provides the best opportunity to achieve a safe project managed by a team with a proven record of success on projects with difficult site and funding constraints.*

*Additionally, we expect that bringing the GC/CM onto the team early to aid with phasing and scheduling, confirm on-site utility as-builts and to issue early subcontractor bid packaging. This will allow work to be timed to best fit with available funding streams and provide the best possible subcontractor and supplier bidding coverage, reducing overall project costs.*

*Early bid packages will allow long lead materials to be preordered, reducing scheduling risks and decreasing cost premiums due to compressed schedules. With the core team members engaged during design, cost comparison, value engineering and constructability review, our efforts will be more accurate and more robust, and will thereby benefit the taxpayer and public.*

- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest

*Not applicable.*



## 7. Public Body Qualifications

If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.

*Not applicable as the project management team has been selected and is onboard.*

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.

*The management team for the Eastside Community Center has been specifically assembled to address the unique challenges associated with the project. In-house project manager Jeremy Woolley is being closely supported by the project and construction management consulting team of Parametrix and ARC Architects. Parametrix has past successful GC/CM experience, and ARC is recognized for its extensive aquatic and community center experience.*

*All key members of the project management team (MPT and Parametrix) have GC/CM experience, have completed GC/CM training or both.*

*Recently granted authority to use GC/CM on the Pacific Rim Aquarium and Waterfront Park projects, Metro Parks Tacoma will benefit from the ongoing lessons learned on those projects. In addition, each of the project partner agencies (Tacoma Public Schools, City of Tacoma and Tacoma Housing Authority) have past or current GC/CM or CM At Risk experience.*

- A **Project** organizational chart, showing all existing or planned staff and consultant roles and the qualifications of the existing or planned project manager and consultants.

*Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)*

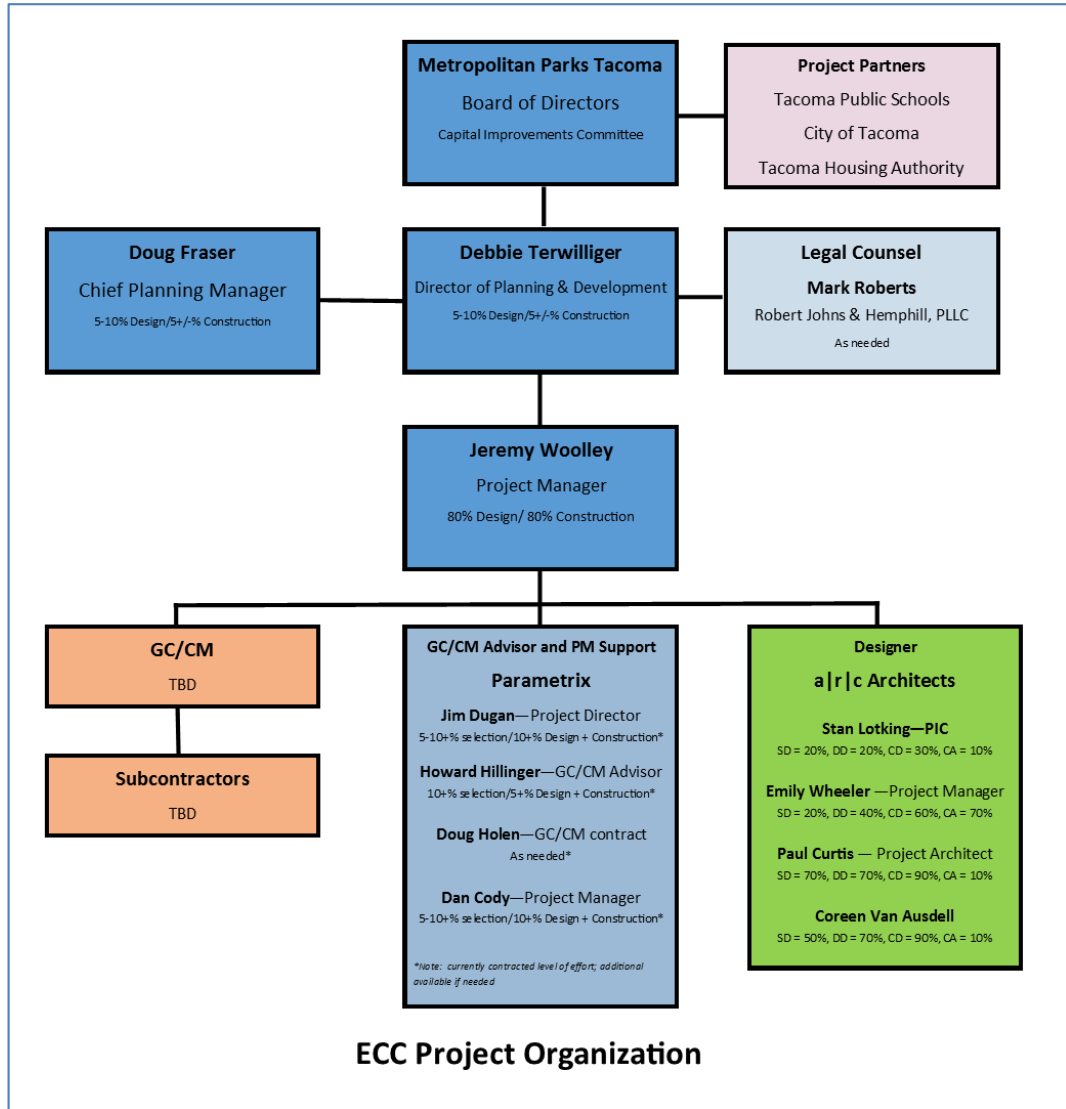
*The District is contracting with the following firms and work is proceeding with conceptual/schematic design along with GC/CM procurement efforts:*

**GC/CM Advisor and Project Management/Construction Management Support:**  
*Parametrix will support the District as our advisor for all issues related to the GC/CM process. Howard Hillinger and Jim Dugan have considerable GC/CM experience and have experience on several recent and ongoing GC/CM projects including two for Tacoma Public Schools. Additionally, Howard is a current member of the Project Review Committee which will afford the project access to current GC/CM best practices and lessons learned. Parametrix is also on board to provide construction and project management support for the District.*

**District Legal Counsel:** *The Park District's legal counsel is Mark Roberts who has current experience on the GC/CM contracts for MPT's two current GC/CM projects. Additional specialized legal support will be retained if needed during the project.*

**Architect:** *a|r|c Architects has provided the planning and schematic design which will be completed in December; the District has an option to extend their contract to provide the remainder of design services.*

# Project Organization Chart



The planned project organization is shown above; roles and responsibilities for key project team members is shown in the figure below.

| GC/CM SERVICES:   | Owner                | PM/Advisor | A/E           | Legal           |
|---|----------------------|------------|---------------|-----------------|
| Project Review Committee submittal & presentation             | Input, Approve       | Primary    | Input         |                 |
| Draft GC/CM contract (agreements, general conditions)         | Approve              | Primary    | Input         | Review, Input   |
| GC/CM Request for Qualifications/Proposal Development         | Approve              | Primary    | Input         | Input           |
| GC/CM Selection Process - Evaluation Procedures               | Approve              | Primary    | Informed      | Input           |
| GC/CM Selection process Phase 1 (RFQ/P)                       | Participate, Approve | Primary    | Participate   | Input           |
| GC/CM Selection process Phase 2 (Interviews)                  | Participate, Approve | Primary    | Concur        |                 |
| GC/CM Selection process Phase 3 (Request For Final Proposals) | Approve              | Primary    | Informed      | Review, Input   |
| Pre – Final Proposal Meeting and Addenda                      | Participate, Approve | Primary    | Concur        |                 |
| Final proposals for Fee and Specified General Conditions:     | Approve              | Primary    | Informed      | Input as needed |
| Preconstruction Work Plan                                     | Participate, Approve | Primary    | Concur        |                 |
| Consultation during Preconstruction:                          | Input, Approve       | Primary    | Input, concur | Input as needed |
| Mechanical and Electrical Subcontractor Selection             | Approve              | Primary    | Concur        | Input as needed |
| Subcontract Plan  | Input, Approve       | Primary    | Concur        | Input as needed |
| Subcontract Buyout:   | Approve              | Primary    | Informed      | Input as needed |
| MACC Negotiations and GC/CM Contract Preparation:             | Primary              | Primary    | Primary       | Review, Input   |
| Construction  | Primary              | Primary    | Input, concur | Input as needed |

**Figure 1. Project Team Roles and Responsibilities**

Staff and consultant short biographies (not complete résumés).

**Jeremy Woolley**  
**Project Manager**  
**Metro Parks Tacoma**

*Jeremy Woolley has been in the design and construction field for over seven years. Before joining Metro Parks Tacoma, Jeremy worked for several years at a design firm, where he managed, and assisted, a variety of design projects through construction including site documentation and permitting support on the Olympia Regional Learning Academy GC/CM contract. He has completed the AGC/UW GC/CM training.*

*He has been working on the Eastside Community Center project since the spring of 2015, with the responsibility of administering contracts and agency agreements, as well as coordinating with the public partners within Tacoma (City of Tacoma, Tacoma Public Schools, and Tacoma Housing Authority), facilitating stakeholder discussions, and managing the design team. Jeremy will function as the overall Project Manager.*

**Doug Fraser**  
**Chief Planning Manager**  
**Metro Parks Tacoma**

*Doug Fraser has over 30 years of experience in the public sector as a landscape architect/park planner. The past ten years Doug has been engaged with Metro Parks Tacoma in the implementation of the \$93 million Park Improvement Bond. For more than 150 individual capital projects Doug has provided project administration, coordination, and management of a planning, design & development staff through all levels of project implementation from design consultant selection through design-bid-build, and project close-out.*

**Debbie Terwilleger**  
**Director of Planning and Development**  
**Metro Parks Tacoma**

*Debbie Terwilleger is a landscape architect with over 25 years of experience in public works infrastructure development. Formerly the Surface Water Management Director for Snohomish County, Debbie has also worked with parks development, transportation planning, and restoration projects for water quality and salmon recovery.*

**Owner's Representative**

**Jim Dugan**  
**Project Director**  
**Parametrix**

*Jim has over 35 years of project and construction management experience. He has supported owners on a number of projects over the past ten years utilizing the GC/CM alternative project delivery, prior to that more than twenty years utilizing the design/build method of delivery and most recently is engaged in a large public/private/partnership (P3).*

*Jim is the current Program Manager for Tacoma Public Schools with five large capital projects under construction, two of which are GC/CM.*

*Jim is a Tacoma resident whose GC/CM project experience and depth of knowledge was developed with the delivery of the following GC/CM projects:*

- *Greater Tacoma Convention & Trade Center, City of Tacoma (\$78 M)*
- *Stadium High School Modernization & Additions, Tacoma Public Schools (\$106 M)*
- *Stewart Middle School Modernization & Additions, Tacoma Public Schools (\$58 M)*
- *McCarver Elementary School Modernization & Additions, Tacoma Public Schools (\$30 M)*

**Howard Hillinger, CCM, DBIA**  
**GC/CM Advisor**  
**Parametrix, Inc.**

*Howard Hillinger is the GC/CM Project Advisor and has over 30 years of project management and construction management experience. He is a Principal Consultant with Parametrix for Project and Construction Management Services, where he has supported owners on a number of projects utilizing alternative project delivery. He is GC/CM advisor who has supported GC/CM delivery for two historic school modernizations for Tacoma Public Schools, Colman Dock/Seattle Multimodal Terminal for Washington State Ferries and, most recently, middle and high school construction projects on occupied sites for Washougal School District. He is a PRC member, served as a member of GC/CM Heavy Civil task force, and has completed the AGC/UW GC/CM class.*

*Howard will be supporting the District throughout GC/CM selection, preconstruction, and construction as needed, dedicating on average 10% and up to 20% of his time as required. Further information on Howard's role in supporting the District as GC/CM Advisor is shown in the Roles and Responsibilities chart on the preceding page*

**Dan Cody, RA**  
**Project Manager**  
**Parametrix**

*Dan has over 28 years of experience practicing architecture, designing and managing a variety of new construction and renovation projects in the Civic, Educational, Commercial and Hospitality markets throughout western Washington and the greater Puget Sound region. Dan has been involved in a number of design/build and negotiated contract projects in the last few years. These projects have included the Franklin Pierce School District Early Learning Center, South Puget Sound Community College Lacey Campus Building #1, Little Creek Casino Non-smoking Renovation/Addition and the Nisqually Redwind Casino Parking and Casino Expansion. He also recently provided RFP and RFFP review for Washougal School District's Jemtegaard Middle School and Excelsior High School GC/CM projects.*

**Stan Lotking, a|r|c Architects**  
**Principal in Charge**

*Stan brings 39 years of experience designing recreation and community center projects. His relevant project experience includes:*

- *Auburn Community Center*
- *Rainier Beach Community Center and Pool*
- *Rosehill Community Center*
- *South Bellevue Community Center*
- *Valley Wellness Recreation Aquatic Center*
- *Suquamish Fitness and Youth Center*
- *Center at Norpoint Tacoma*

**Emily Wheeler, a|r|c Architects**  
**Project Manager**

*Emily has more than 17 years of experience and has developed skills needed to coordinate with owners, engineers, and consultants to guide projects from programming through construction. Her relevant project experience includes:*

- *Rainier Beach Community Center & Pool*
  - *Suquamish Fitness and Youth Center*
  - *Puyallup Elder Center and Therapy Pool*
  - *Jefferson Park Community Center Gymnasium*
- Provide the **experience and role on previous GC/CM projects** delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.

*See attachments for summary of key staff experience.*

- **If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.**

*Not applicable.*

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

*See attachments.*

- **A description of the controls your organization will have in place to ensure that the project is adequately managed.**

*MPT will set in place specific controls to manage the project beginning with a Project Management Plan provided to establish procedures and limits of authority with regards to budget, schedule and change in the work approvals. This plan will provide a responsibility matrix and will address specific expectations for MPT, project partners, the design team and the project management team. Subsequent expectations of the GC/CM team will be identified in the RFP and GC/CM contract wording.*

*Project budgets, schedules and MACCs will be established early on and revisited, reviewed and approved at each design phase by the project manager, MPT's internal management team, and by the partner agencies. The project management team will coordinate to ascertain that all parties are aware of any development that might affect the budget and that all expenditures are received, reviewed and approved prior to payment.*

*Expenditure limits on a per occurrence basis will be established by the MPT leadership and Board and a line of signature authority will be implemented.*

*As needed, each project component will be tracked individually to maintain proper control of design, schedule and costs. This expectation will most likely drive separate budgets within the MACC cost development by the GC/CM team in an effort to better control the process and identify design, schedule or budget shortfalls.*

*Contingencies will include statute-driven contingencies and conservative owner contingencies to provide cushion beyond those figures established in the GC/CM contract. Budget, design, and schedules will be reconciled at each design stage prior to moving forward with the next design phase. If budget shortfalls are identified, the entire team will cooperate to make whatever changes are necessary to bring the project back within budget.*

*Once under construction, work will be documented daily by the project management team and progress meetings will be held to facilitate progress of the work. The GC/CM team will be expected to provide buyout updates on a bimonthly basis and full budget overviews on a monthly basis. It is anticipated that MPT will implement a Management Committee with the MPT Board and partner agencies to approve budget expenditures beyond established limits, but within contingency allotments.*

*GC/CM and legal matters will be reviewed and supported by Howard Hillinger and our legal counsel.*

- **A brief description of your planned GC/CM procurement process.**

*Preparation of the GC/CM RFP and selection process, already underway, will be based on a proven approach and modified with the latest lessons learned from other public owners. This process will include selection criteria, interviews and fee proposals.*

## **GC/CM Procurement**

*Due to the unique nature of the project and specialty construction, we anticipate the need for contractor outreach prior to and during the procurement process to encourage GC/CM contractor participation.*

*This outreach will include public advertisement, direct solicitation and encouragement of teaming and joint-venture arrangements by proposers.*

*Metro Parks Tacoma is planning on a three-phased GC/CM selection model:*

- 1. Public outreach followed by a Request for Qualifications/Proposals focusing on relevant experience, proposed team and approach*
- 2. Interviews (three, possibly four firms) focusing on team members proposed*
- 3. Fee and Specified General Conditions proposals focusing on competitive but reasonable fees*

*The GC/CM selection committee will include Metro Parks Tacoma, Parametrix, ARC and partner agencies, in order to have a quantitative process that brings the best value GC/CM contractor to the project and builds the best team.*

- Verification that your organization has already developed (or provide your plan to develop) specific GC/CM or heavy civil GC/CM contract terms.

*Metro Parks Tacoma, Parametrix and MPT's Legal Counsel (Mark Roberts of Robert Johns & Hemphill, PLLC) will prepare the contract form based on accepted forms of contract. The specific contract form will likely be based on the University of Washington's GC/CM agreement, which is familiar to the industry and well recognized for adherence to GC/CM best practices. Additional specialized and experienced legal assistance may also be retained to consult on specific GC/CM related questions.*

*Industry input on contract terms and provisions will be sought prior to release of the RFQ and draft RFFP.*

### **8. Public Body (your organization) Construction History**

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: (See Attachment E)

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

*See Exhibit C.*

**9. Preliminary Concepts, sketches or plans depicting the project**

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- A overview site plan (indicating existing structure and new structures)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

*Exhibit D includes a site plan and profile view of the site.*

**10. Resolution of Audit Findings On Previous Public Works Projects**

If your organization had audit findings on any project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them.

*Metro Parks Tacoma has been audited on multiple occasions by the Washington State Auditor's Office. Consistently, there have been no findings.*

**Caution to Applicants**

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.



### Signature of Authorized Representative

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request to use the GC/CM contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM process. You also agree that your organization will complete these surveys within the time required by CPARB

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: \_\_\_\_\_

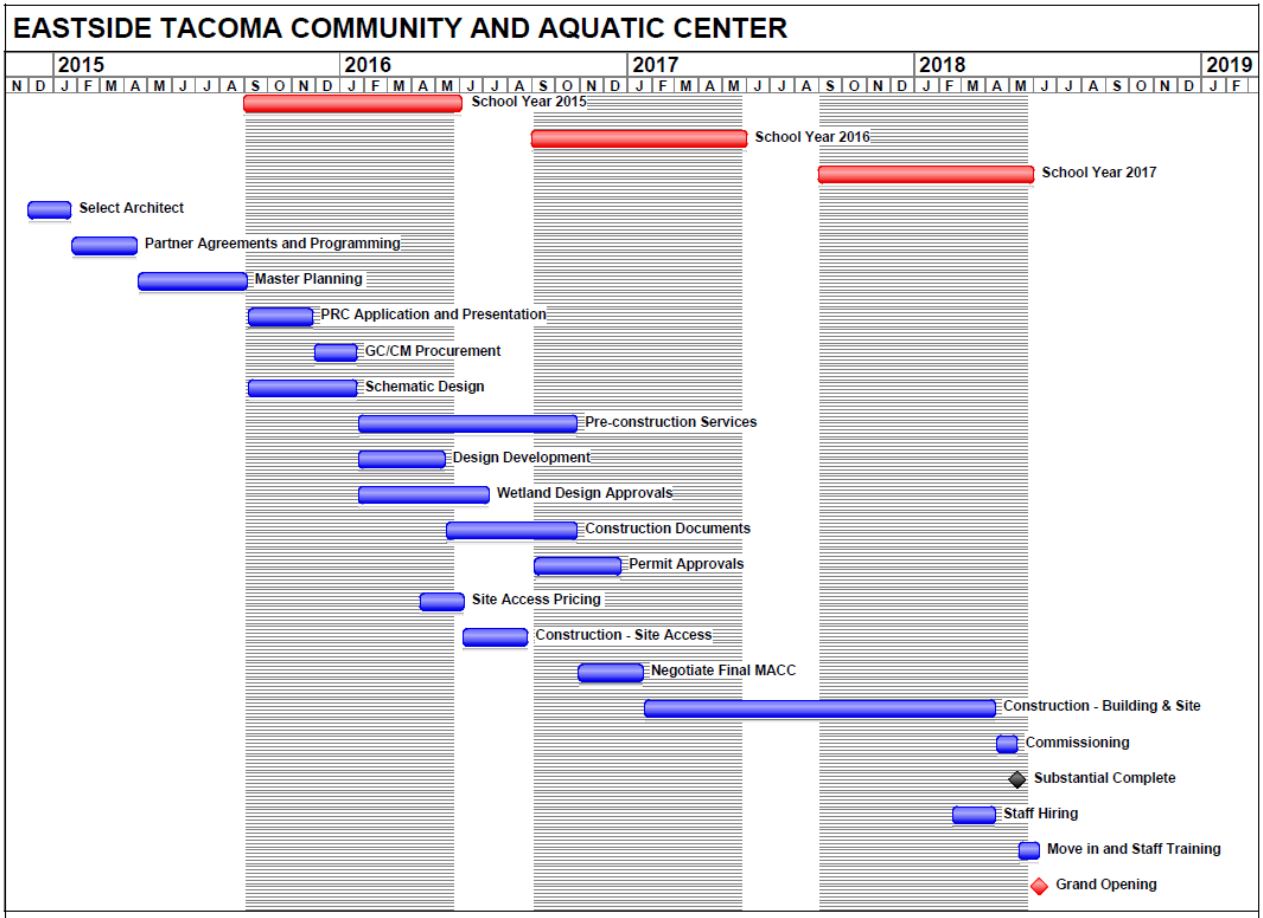


Name: (please print) Jeremy Woolley

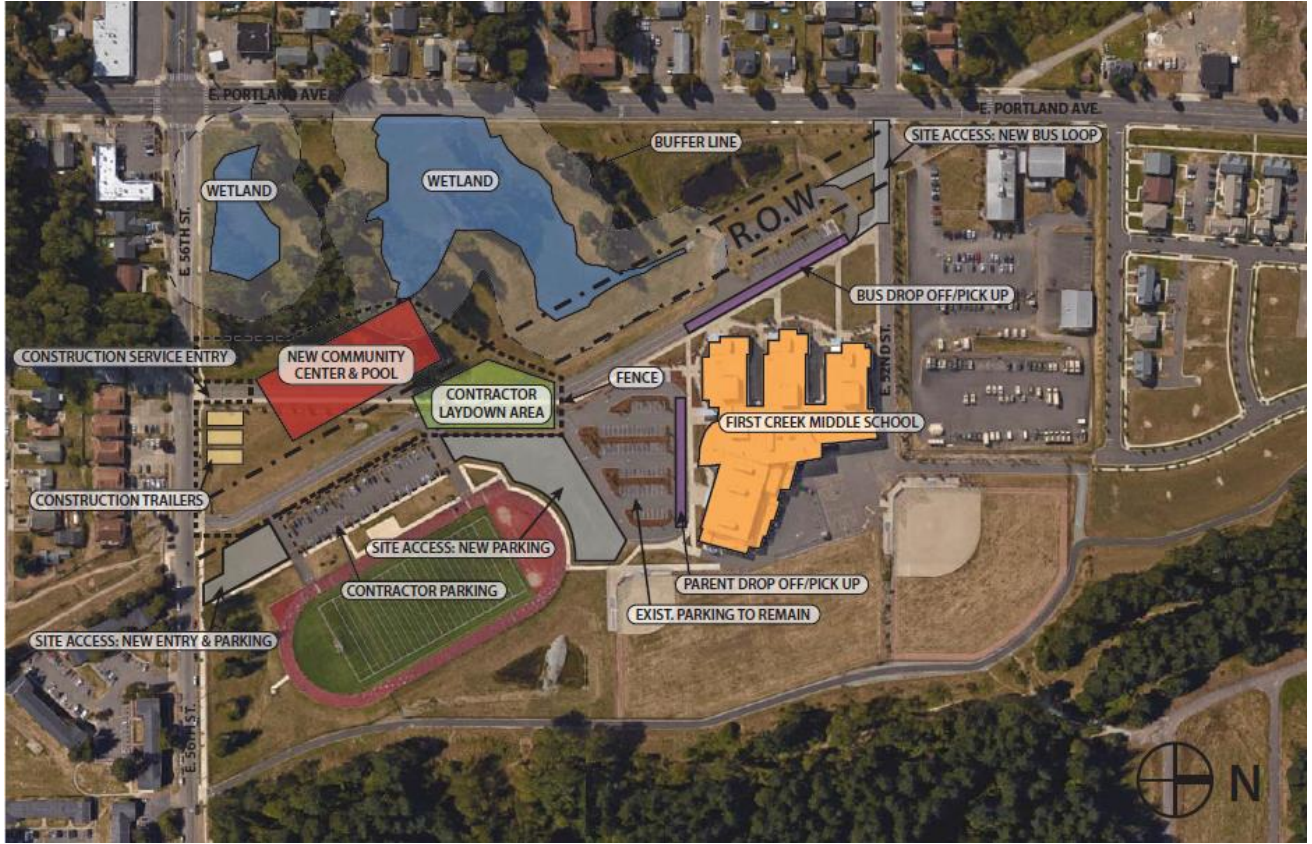
Title: Project Manager

Date: November 2, 2015

**Exhibit A – Project Schedule**



**Exhibit B – Site Description and Constraints**



## **Exhibit C – Metro Parks Tacoma Construction History**

| <i>Project Name</i>                 | <i>Project Description</i>                     | <i>Contracting Method</i> | <i>MPT Project No.</i> | <i>Planned Start</i> | <i>Planned Finish</i> | <i>Actual Start</i> | <i>Actual Finish</i> | <i>Planned Budget</i> | <i>Actual Budget</i> | <i>Reason for Budget or schedule overrun</i>   |
|-------------------------------------|--|---------------------------|------------------------|----------------------|-----------------------|---------------------|----------------------|-----------------------|----------------------|--|
| Stewart Heights                     | Stewart Heights Park Master Plan & Development | D-B-B                     | N/A                    | Sep-09               | Jun-09                | Aug-08              | Aug-10               | \$2.025M              | \$2.027M             | Scope was amended 3 times  |
| TNC/Snake Lake                      | TNC/Snake Lake Children's Exploration Area     | D-B-B                     | N/A                    | Apr-10               | Jul-10                | Apr-10              | Mar-11               | \$ .847M              | \$ .843M             | Final completion process took 7 months due to contractor punch-list items                            |
| Wapato Park                         | Wapato Park Bathhouse Renovation               | D-B-B                     | N/A                    | Nov-06               | Mar-07                | Mar-07              | Oct-08               | \$1.09M               | \$1.08M              | Additional scope was discovered due to the fire damage remediation                                   |
| Wright Park                         | Wright Park                                    | D-B-B                     | N/A                    | Jun-07               | May-08                | Aug-07              | Feb-09               | \$3.86M               | \$3.85M              | Scope was amended  |
| Kandle Park                         | Kandle Park Improvements                       | D-B-B                     | N/A                    | Dec-10               | Sep-11                | Jan-11              | Sep-12               | \$7.48M               | \$7.63M              | Contractor issues during plumbing commissioning  |
| STCC                                | South Tacoma Community Center Construction     | D-B-B                     | N/A                    | Sep-10               | Nov-11                | Sep-10              | Feb-12               | \$13.19M              | \$13.18M             | HVAC commissioning   |
| Point Defiance Zoo                  | Point Defiance Pagoda Renovation               | D-B-B                     | N/A                    | Apr-11               | Sep-12                | Apr-11              | Oct-13               | \$6.28M               | \$7.6M               | Additional scope was added mid-construction due to permitting requirements from the fire remediation |
| Point Defiance Zoo                  | Asian Forest Sanctuary                         | D-B-B                     | N/A                    | 1-Oct                | 3-Mar                 | 4-Sep               | 4-Aug                | \$10.5M               | \$10.1M              |  |
| Point Defiance Zoo                  | Entry/Café/Education Center                    | D-B-B                     | N/A                    | 2-Jan                | 3-Oct                 | 4-Aug               | 4-Oct                | \$5.8M                | \$5.9M               | Additions by owner, extreme weather delay  |
| Multiple Capital projects 2005-2015 |  | D-B-B                     | N/A                    |                      |                       |                     |                      | \$99M                 | \$99M                | Generally on time and on budget  |

*Additionally, Metro Parks Tacoma has recently begun two major GC/CM projects approved by PRC earlier this year; Pacific Rim Aquarium (\$48 M) and Destination Point Defiance Waterfront Park (\$40 M) have both completed GC/CM selection and are now in preconstruction phase.*

| Owner   | Project  | Project Value (millions) | GC/CM        | RCW 39.10 Rules | GC/CM Advisor | PM/CM services | Key Staff               |
|---|--|--------------------------|--------------|-----------------|---------------|----------------|-------------------------|
| Olympia School District   | Olympia Regional Learning Center   | \$28                     | X            | X               |               |                | Woolley                 |
| Tacoma Public Schools   | Stewart Middle School Modernization  | \$37                     | X            | X               | X             | X              | Dugan, Hillinger, Holen |
| Tacoma Public Schools   | McCarver Elementary School Modernization   | \$18                     | X            | X               | X             | X              | Dugan, Hillinger, Holen |
| Tacoma Public Schools   | Stadium High School Modernization  | \$106                    | X            | X               | x             | X              | Dugan                   |
| City of Tacoma  | Greater Tacoma Convention and Trade Center   | \$45                     | X            | X               | x             | X              | Dugan                   |
| Tacoma Housing Authority  | Salishan HOPE VI Redevelopment   | \$216                    | x            |                 | x             | x              | Hillinger               |
| Washington State Ferries  | Seattle Multimodal Terminal at Colman Dock GC/CM Washougal School District   | \$268                    | X            | X               | X             | X              | Hillinger, Dugan        |
| Washougal School District   | Jerntegaard Middle School, Excelsior High School   | \$35                     | X            | X               | X             | x              | Hillinger, Cody         |
| WSDOT (Tacoma)  | Hood Canal Bridge East Half Replacement and West Half Modernization  | \$275                    | Target Price |                 |               | X              | Hillinger, Holen        |
| University of Washington  | 20 GC/CM projects: UW Medical Center (3 projects), School of Medicine, Harborview Expansion, UW Tacoma Phases 1-3; developed GC/CM standard contract documents | \$625                    | X            | X               | X             | x              | Holen                   |
| Western Washington University   | Carver Academic Renovation, Miller Hall Renovation   | \$100                    | X            | X               | X             |                | Holen                   |
| University of New Mexico  | The Pit (basketball venue) Renovation, Clark Hall Renovation developed GC/CM standard contract documents   | \$75                     | X            | x               | X             |                | Holen                   |
| Port of Seattle   | Rental Car Facility  | \$350                    | X            | X               | DRB chair     |                | Holen                   |
| Washington State Ferries  | Anacortes Ferry Terminal   | \$30                     | X            | X               | X             |                | Holen                   |
| Western New Mexico University   | Student Housing Project  | \$15                     | X            |                 | X             |                | Holen                   |
| New Mexico Public Schools Facility Authority                                    | developed GC/CM standard contract documents  | NA                       | X            |                 | X             |                | Holen                   |
| * including PRC application, GC/CM contract development, selection, negotiation |  |                          |              |                 |               |                |                         |

**Exhibit D - Key Personnel Experience**