



**STATE OF WASHINGTON
Capital Projects Advisory Review Board**

March 28, 2019

Mr. Jim Pivarnik, Executive Director
Port of Port Townsend
Post Office Box 1180
Port Townsend, Washington 98368

RE: Project Review Committee Determination GC/CM Project - Denial

Dear Mr. Pivarnik:

The Capital Projects Advisory Review Board's Project Review Committee Panel has determined that the Port of Port Townsend application, for the Point Hudson Jetty Renovation Project, to use GC/CM method does not meet the criteria established in RCW 39.10.270. Therefore, your application has been denied. Based on its review of your application and subsequent interview on March 28, 2019, the Panel offers the following feedback regarding its decision:

1. RCW 39.10.340 requires the project to meet one of the qualifying criteria to utilize the GC/CM procedure. The majority of the Panel agreed that the project met the criteria due to its complexity and that early GC/CM involvement has public benefit. With that said, the Panel's assessment is this project would be more appropriate for a Heavy Civil GC/CM (which was not requested by the Applicant).
2. The Port failed to demonstrate the necessary experience or team to successfully deliver this project using the GC/CM procedure in the application materials and during the interview. The lack of former GC/CM experience and knowledge by the Port was not mitigated by the proposed project team or by Port leadership, including:
 - a. The designer of record's failed to demonstrate alternative delivery experience in the state of Washington per RCW 39.10.
 - b. The management plan and organizational chart that shows the designer of record managing the GC/CM contract instead of the public agency.
 - c. The public agency failed to explain specific knowledge of their legal consultant regarding specific GC/CM experience within RCW 39.10.
 - d. The responses from the public agency related to negotiating self-performance with the GC/CM, which is not allowed per RCW 39.10, shows a lack of knowledge of the statute.
 - e. The public agency lacked the necessary and appropriate funding and the time to carry out the project was insufficient to complete by the timeline shown.

We thank you for your application and presentation and trust this will not deter you from re-applying for future GC/CM projects. Please contact Nancy Deakins at (360) 407-9333 if you have any questions regarding this process.

Sincerely,



Janice Zahn, Chair
Project Review Committee

cc: James Dugan, Vice Chair
Nancy Deakins, DES