



CHELAN COUNTY

HYDRO SUPPORT FACILITIES BOARD OF COMMISSIONERS BRIEFING

August 6, 2018





“Shaping our utility to do the best, for the most, for the longest”

Alternative Project Delivery

Today’s Presentation:

- Information Only – No Action Requested
- Provide Rock Island Facilities Renderings and Describe Progress over past 6-months
- Describe Upcoming Resolution for General Contractor/Construction Manager (GC/CM) Services



Rock Island Design Team Progress

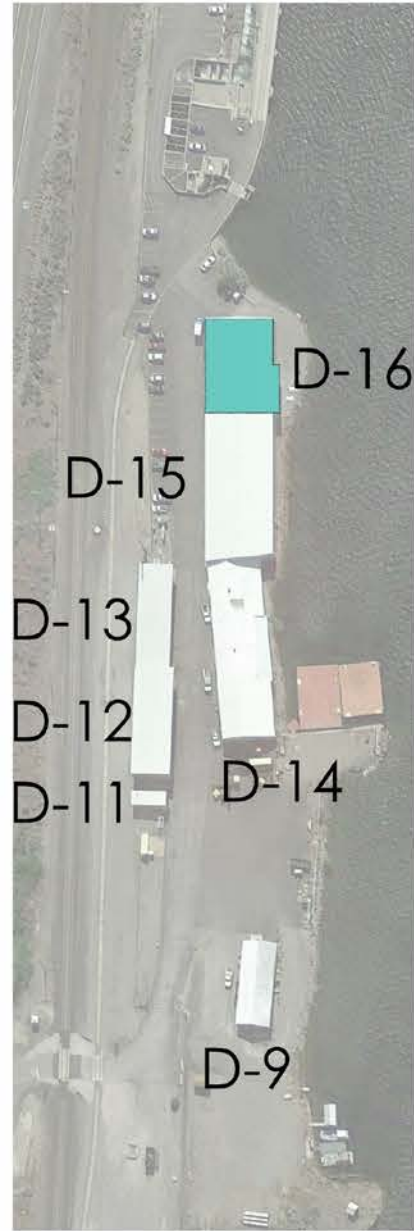
- Worked with Rock Island staff members and Hydro Steering Committee to complete Pre-Schematic (10%)
- Created a cross-functional “Hydro Design Steering Committee” to evaluate architectural considerations
- Completed Schematic Design (30%)
- Managing to the Budget and Moving toward Design Development (60%)



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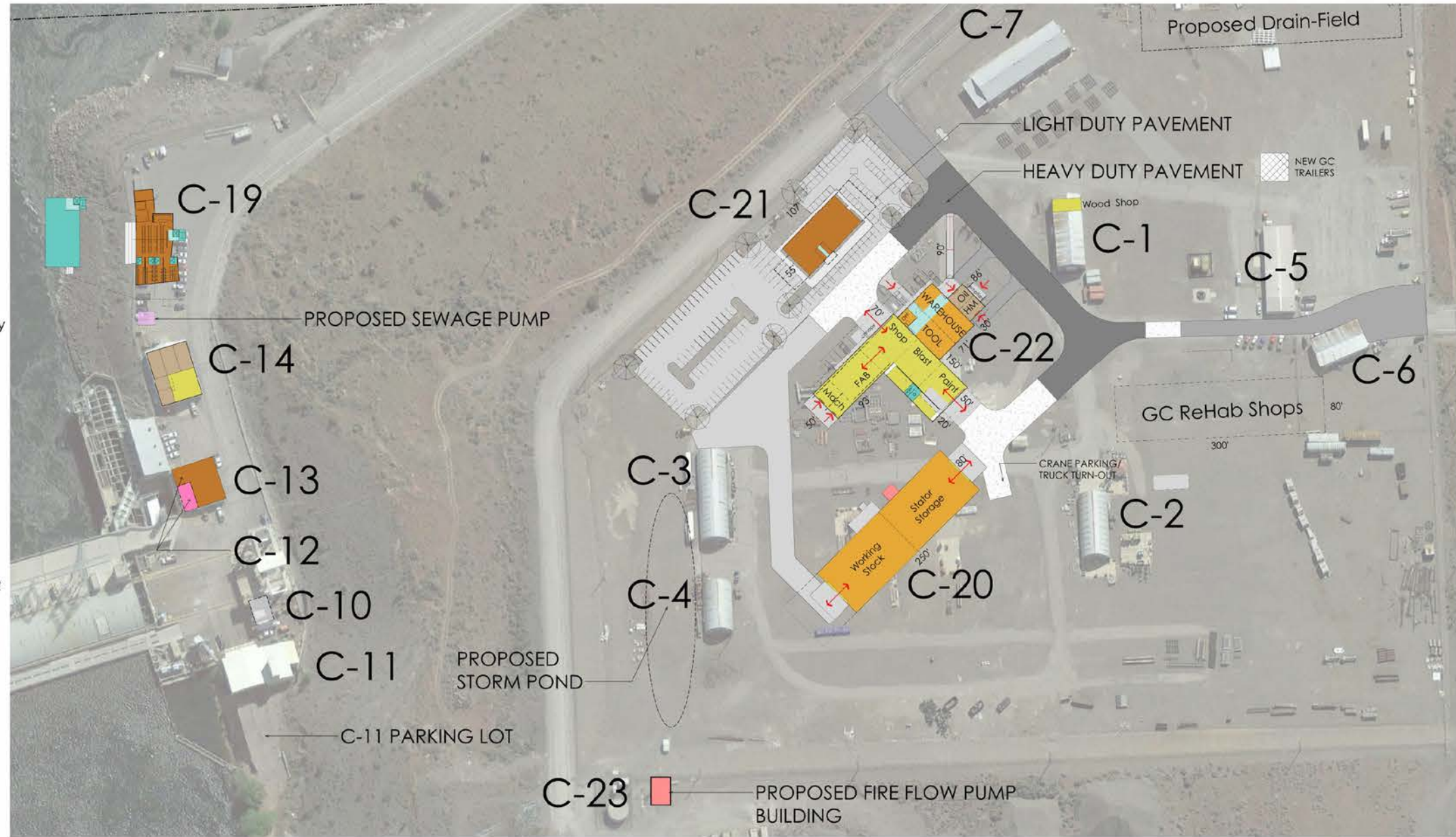
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Rock Island Site Plan



"Douglas"

- C-1** EXISTING STORAGE BUILDING (Wood Shop)
- C-2 thru C-4** EXISTING STORAGE BUILDINGS (Storage to remain or Demolish per plan)
- C-5** EXISTING "STONE & WEBSTER" CREW BLDG (Provide to Rehab GCs)
- C-6** EXISTING FLEET SERVICES BLDG (to remain)
- C-7** EXISTING "COBRA" BUILDING (Storage to remain)
- C-10** EXISTING HEALTH BUILDING (Demolish)
- C-11** EXISTING MEDIA BLAST BLDG (No work, Provide to Rehab GC)
- C-12** EXISTING FISH TAGGING BUILDING (Facility & Offices to remain)
- C-13** EXISTING CREW BLDG (Provide to GC)
- C-14** EXISTING ELECTRICAL SHOP & STORAGE BUILDING (Remodel to add foremen storage spaces)
- C-19** NEW ENGINEERING OFFICES & CREW BREAK ROOMS (2nd Floor & 1st Floors respectively)
- C-20** NEW HEATED STORAGE BUILDING
- C-21** NEW CREW BUILDING SHOWERS, LOCKER ROOM, BREAK & HEALTH FACILITY
- C-22** NEW SHOPS/STORAGE BUILDING: BLAST/PAINT/SHOP & MACHINE SHOPS, WAREHOUSE/TOOL & HAZMAT/OIL STORAGE
- D-9** EXISTING STORAGE (Provide to Rehab GC)
- D-11** EXISTING FUEL STATION & TANK STORAGE (to remain)
- D-12 & 13** EXISTING STORAGE (to remain)
- D-14** EXISTING SHOP BUILDING (to remain)
- D-15** EXISTING WAREHOUSE (to remain)
- D-16** EXISTING OFFICES (2-Story Remodel)



"Lower Chelan"

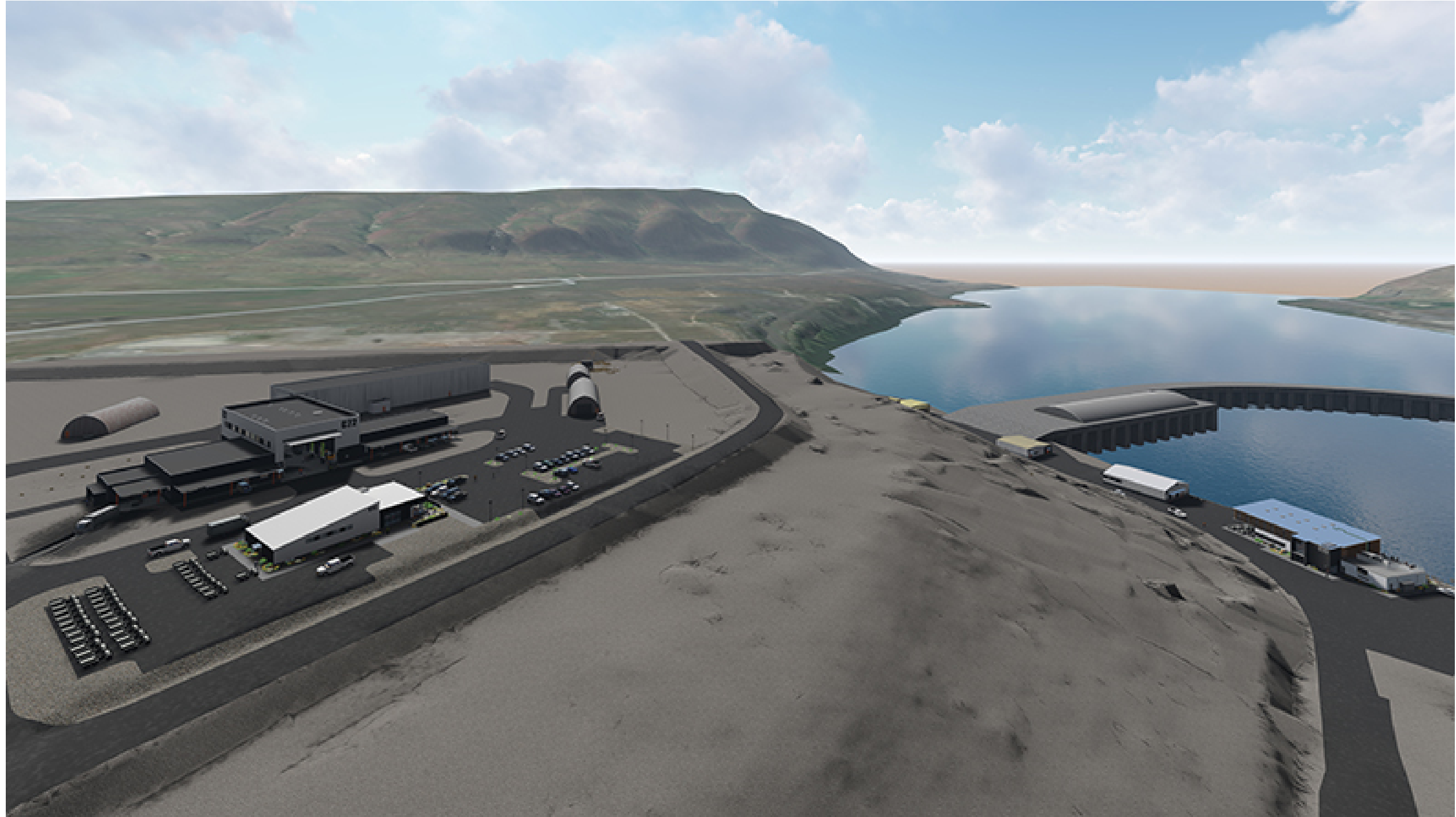
"Upper Chelan"



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Chelan Side Aerial View





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Upper Chelan





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Shop Building North Side





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Shop Building Heavy Work Bay





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**Crew Building
Entry Side**





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Crew Building Garden/River Side





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Office/Break Rm Bldg
Entry Side





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Office/Break Rm Bldg
Lower Floor





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Office/Break Rm Bldg
Upper Floor Offices





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GC/CM Delivery Benefits

Key benefits of GC/CM Method

- General Contractor (GC) selected, primarily, on qualifications
- Early GC involvement in design
- Collaboration among District, design team, and contractor
- Contractor warrants design at Guaranteed Maximum Price
- Iterative cost control process until completion to obtain best value
- All work subject to competitive pricing
- Best market risk mitigation
- Provides off-ramp to design-bid-build process if unable to reach a negotiated maximum price



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Alternative Project Delivery

Procurement Team Progress

- **General Contractor/Construction Manager (GC/CM) Selection**
 - Request for proposal (RFP) ratings
 - Interview of key team members
 - Contract document development
 - Request for Final Proposal (RFFP)
 - Selected highest scoring firm out of 200 possible points
- **Preparation for Guaranteed Max. Price (GMP) Development**
 - Executed early services agreement to begin working with GC
 - Held kickoff meeting with design team and GC



Where are we in the GC/CM Procurement Process?

- ✓ GC/CM Application-WA State PRC Feb 20
- ✓ PRC Presentation Mar 22
- ✓ Request for Proposal: (Received 4) Apr 20
- ✓ GC/CM Interviews: (Interviewed 3) May 17/18
- ✓ Request for Final Price (RFFP): (2) Jul 10
- ✓ GC/CM Selection: Lydig Construction Jul 11
- ✓ GC/CM Pre-Con Services Kick Off Meeting Jul 24



What is Next?

- Board - Resolution to Award GC/CM Contract for approximately \$200K August 20
- Design Team and GC/CM:
 - Design to 60% September
 - Manage Budget and Design to 90% January 2019
 - Negotiate Guaranteed Maximum Price February 2019
- Board - Resolution and Contract amendment for GMP for Rock Island Facilities (Estimated \$25M) March 2019
 Rock Island Facilities Construction April 2019 – June 2020



What is the Purpose of the August 20 Resolution?

The Resolution authorizes the District to:

- Contract for GC/CM pre-construction services
- Perform design coordination with the Contractor
- Conduct Electrical Contractor/Construction Manager and Mechanical Contractor/Construction Manager (EC/CM & MC/CM) selection
- Manage to the budget
- Obtain early procurement bids for construction work
- Negotiate the construction project’s Guaranteed Maximum Price



Rock Island Current Estimate

Construction

Storage Building

\$3,705,850

Site Utilities

\$2,490,425

GC/CM Construction –
Remainder of Buildings

\$24,948,383

Design Engineering

\$3,903,268

Construction Management

\$4,869,765

Total

\$39,917,692

Questions

