HYDRO SUPPORT FACILITIES
BOARD OF COMMISSIONERS BRIEFING
August 6, 2018
"Shaping our utility to do the best, for the most, for the longest”

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%)
"Shaping our utility to do the best, for the most, for the longest"
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Upper Chelan
“Shaping our utility to do the best, for the most, for the longest”

Shop Building
North Side
“Shaping our utility to do the best, for the most, for the longest”

Shop Building
Heavy Work Bay
“Shaping our utility to do the best, for the most, for the longest”

Crew Building
Entry Side
“Shaping our utility to do the best, for the most, for the longest”

Crew Building
Garden/River Side
“Shaping our utility to do the best, for the most, for the longest”
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Office/Break Rm Bldg
Lower Floor
“Shaping our utility to do the best, for the most, for the longest”

Office/Break Rm Bldg
Upper Floor Offices
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
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
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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)  
  Rock Island Facilities Construction  
  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