



STATE OF WASHINGTON
Capital Projects Advisory Review Board

August 29, 2007

Mr. George Juarez, Superintendent
Othello School District No. 147 – 163 - 55
615 East Juniper Street
Othello, Washington 99344

RE: Project Review Committee Panel's Evaluation Results
Othello School District Application

- **McFarland Middle School Addn's & Modernizations**
- **Lutacaga Elementary School Addn's & Modernizations**
- **Othello High School Reconfiguration / Modernization**

Dear Mr. Juarez:

The Capital Projects Advisory Review Board's Project Review Committee Panel has determined that your proposal to use GC/CM on the above projects does not meet the criteria of Chapter 494, Laws of 2007, (2SHB 1506) Sections 301 and 302.

Based on its review of your application and subsequent interview on August 23, 2007, the Panel offers the following feedback regarding its decision:

1. School District staff do not have GC/CM experience, and the consultant selected to guide the pre-construction and construction administration services does not appear to have sufficient GC/CM experience under RCW 39.10 and was not able to demonstrate a sufficient knowledge of the GC/CM process to the panel.
2. Team needs to re-evaluate schedule (particularly the GC/CM selection time line and the time allowed for estimate reconciliation and negotiation of the MACC). It was felt that the schedule provided clearly demonstrates a lack of knowledge of the GC/CM delivery methodology, and was also not realistic given the remote location of the project. It was further felt that these artificial limitations, as well as the overall very aggressive design and construction schedules, would be counter-productive in acquiring competition for these projects (which was one of the justifications listed by the school district for seeking to use the GC/CM method).
3. Panel members were split on the validity of bundling these three projects together; but particularly for adding the small modernization project at Othello High School to the two larger, and clearly applicable GC/CM projects at Lutacaga Elementary and McFarland Middle School. A number of panel members believe that the Othello H.S. project could easily be implemented through the standard Design-Bid-Build process.

We thank you for your application and presentation and trust this will not deter you from re-applying for GC/CM or Design/Build project approval for these or other projects in the future.

Sincerely

Rodger Benson, Chair
Project Review Committee

cc: Eric Smith, Roland Orr