

RESULTS OF THE CONSTRUCTION PROJECT REVIEW PROCESS

March 1-2, 2016 – Lakewood, Colorado

The National Park Service Development Advisory Board (the Board) and the Advisors to the Director (Advisors) met in Lakewood, Colorado on March 1-2, 2016 to review projects being prepared for construction. The Board's consolidated recommendations and the Advisors' recommendations on individual projects follow.

Responses to Board/Advisors' Recommendations: The project team is expected to provide a response for those projects where additional information has been requested or further actions have been recommended (such as a value analysis or consideration of other alternatives) or when a conditional approval recommendation has been made ("The Board recommends approval subject to . . ."). ***The Board and Advisors, or the Board Chair and staff on their behalf, will not take final action on projects until requests or recommendations have been satisfactorily addressed.*** In some cases, further review by and/or another presentation to the Board and Advisors will be required. In others, the Board Chair and staff may complete the review prior to the next meeting if the submitted materials satisfactorily respond to the concerns expressed by the Board and the Advisors. ***You are encouraged to submit your response on the project update report form as soon as it is ready.*** Responses received by the first of each month will be processed by staff with an email response by the end of that month that will either indicate approval on behalf of the Board and Advisors or describe requirements for further review. Responses requiring further review by the Board and Advisors will need to be submitted five weeks prior to future meetings as indicated on the schedule below.

Schedule of Future DAB Construction Project Review Meetings

- **July 12-13, 2016** in Lakewood, CO
Responses or new project submissions must be received by **Tuesday, June 7th**.
- **November 1-2, 2016** in Lakewood, CO
Responses or new project submissions must be received by **Tuesday, September 27th**.
- **March 7-8, 2017** in Lakewood, CO (or via VTC depending on Agenda items)
Responses or new project submissions must be received by **Tuesday, January 31st**.

The Director has required a final review of all construction projects reviewed by the Board and Advisors, either prior to bid announcement or contract negotiations, or prior to Departmental and Congressional review for recreation fee projects. The final review should occur after the Board and Advisors have made their final recommendation for a project. The Director's review and approval process is conducted electronically using a MS Word form and email. ***No action to bid or negotiate a contract for a project or to otherwise obligate project construction funds should be taken until a notice of approval by the Director has been received!!!*** The *average processing time* for Director's approval forms is currently 30 calendar days (from the date the form is prepared until the date the form is signed), so please schedule your project accordingly. The best time to submit a Director's approval form for most projects (except for recreation fee projects requiring Congressional review and projects to be accomplished through design-build contracts) is immediately after you receive the Class A estimate of construction costs.

Post-Review Changes to Projects: If there are changes to a project that reduce its scope or increase its costs after the Board and Advisors issue their final recommendation and before the Director's approval is sought, a project status report that describes the changes should be prepared and forwarded to the WASO Construction Program Management Division via the Automated Development Advisory Board (ADAB) program. *If the current project cost estimate exceeds the available net construction funding, the status report must include a proposal for scope reduction or other changes that would complete the project within the available funding.* Staff in the Construction Program Management Division, Office of the Associate Director for Park Planning, Facilities, and Lands, will review the report and determine whether further review of the project is required.

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Post-Approval Changes to Projects: If there are changes to a project that reduce its scope or increase its costs after the Director has approved the project, a project update report that describes the changes and a revised Director's approval form should be prepared and forwarded to the WASO Construction Program Management Division via ADAB. *If the current project cost estimate or contractors' bid proposals exceed the available net construction funding, the status report must include a proposal for scope reduction or other changes that would complete the project within the available funding.* Staff will review the report and provide feedback concerning the need for further review of the project.

Any questions regarding recommendations, required follow-up actions, or the Director's approval should be directed to the Board Chair, currently the Acting Associate Director for Park Planning, Facilities, and Lands, or to the staff of the Construction Program Management Division, who coordinate the project review and Director's approval processes.

Recommendations for Projects Presented at this Meeting

Gateway National Recreational Area, GATE 223352 A, Fort Hancock Leasing (GATE-SAHO), Concept Review, (Competitive Lease)

- The Board recommends conceptual approval. Review the need for higher flood risk properties for inclusion in the RFP and the resolution of the flood insurance question for lessees. In addition, confirm the need for statement of findings. Report back to staff.
- The Advisors concur with the Board recommendation of concept approval with the following comment:
 - In regard to code compliance, who will issue the occupancy permits which bares risk?
- This recommendation assumes that the Servicewide DAB will continue to review and approve Schematic Design when thresholds for individual leasing projects exceed \$5,000,000. Regional DAB will review and approve Schematic Design when thresholds for individual leasing projects are less than \$5,000,000. Consequently, care should be exercised to represent current project plans as illustrative of the concept only and not as an approved design.

Gateway National Recreational Area, GATE 231158, GATE Adaptive Re-Use Building 272 at Floyd Bennet Field, Concept Review, (Non-Competitive Lease)

- The Board recommends conceptual approval.
- The Advisors concur with the Board recommendation of approval with the following comment:
 - In regard to code compliance, who will issue the occupancy permits which bares risk?
- This recommendation assumes that the Servicewide DAB will continue to review and approve Schematic Design when thresholds for individual leasing projects exceed \$5,000,000. Regional DAB will review and approve Schematic Design when thresholds for individual leasing projects are less than \$5,000,000. Consequently, care should be exercised to represent current project plans as illustrative of the concept only and not as an approved design.

Rocky Mountain National Park, ROMO 213281, Grand Ditch Breach Restoration, Briefing, (Court Settlement FY15)

- This is an informational briefing, no Board recommendation is required.

Old Santa Fe Trail Building, OSTB 200486, Rehabilitate Building for Seismic, Rehab Exterior Envelope and Historic Elements, Schematic Design, (LIC FY17)

- The Board recommends approval.
- The Advisors concur with the Board recommendation of approval.

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Mount Rainier National Park, MORA 152787, Rehabilitate Paradise Inn Annex and Connection Snow Bridge, **Schematic Design**, (LIC, FLREA 20%, FLREA 80%, Concession Franchise Fee, Other FY17)

- The Board recommends approval.
- The Advisors concur with the Board recommendation of approval.

Gateway National Recreational Area, GATE 231157, Provide Coastal Resiliency and Sustainability via Partnership at Spring Creek, **Briefing**, (Public to Public Partner FY16)

- The Board determined that the information provided was insufficient as a Concept Review and therefore, the submittal is considered a Briefing. As an informational briefing, no Board recommendation is required.

Apostle Islands National Lakeshore, APIS 198204A, Replace Visitor Center to Correct Serious Deficiencies and Enhance Visitor Experience, **Schematic Design**, (LIC FY17)

- The Board recommends approval and commends the team for a thoughtful design.
- The Advisors concur with the Board recommendation of approval with the following comment:
 - Given the cost delta (relatively small), on the geothermal heat pump system; it may be worth challenging the A/E to figure out how to work it into the project.

Cuyahoga Valley National Park, CUVA 187814, Zielenski Court Complex Rehabilitation and Adaptive Reuse as a Primary Visitor Center, **Schematic Design**, (Park Friends Group FY15)

- The Board recommends approval and commends the team for thinking through and demonstrating how the Park plans to fund operation and maintenance.
- The Advisors concur with the Board recommendation of approval.

Cuyahoga Valley National Park, CUVA 224403, Construct Parking Lots and Improve Circulation for Village of Boston and New Primary Visitor Center), **Schematic Design**, (Public to Public Partner (tbd) FY16)

- The Board recommends approval.
- The Advisors concur with the Board recommendation of approval.

Review of Staff Approval Recommendations on Behalf of the Board and Advisors

Cape Cod National Seashore, CACO 201169, Demolish Dangerous Structures to Correct Safety Hazards at Highlands Center, **Schematic Design**, (LIC FY15/16)

- The Board concurs with the Staff recommendation of approval.
- The Advisors concur with the Staff recommendation of approval.

Martin Luther King, Jr National Historic Site, MALU 212958, Rehabilitate 530 Auburn Avenue, **Schematic Design**, (LIC FY16)

- The Board concurs with the Staff recommendation of approval.
- The Advisors concur with the Staff recommendation of approval.

Buffalo National River, BUFF 186559 A, Replace Existing Buffalo Point Wastewater Treatment Plants, **Schematic Design**, (LIC FY16)

- The Board concurs with the Staff recommendation of approval.
- The Advisors concur with the Staff recommendation of approval.

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Jefferson National Expansion Memorial, JEFF 182067, Repair North and South Arch Grounds Overlook Stairs, **Schematic Design**, (FLREA 20%, Great Rivers Greenway, CityArchRiver and Bi-State Development FY15)

- The Board concurs with the Staff recommendation of approval.
- The Advisors concur with the Staff recommendation of approval.

Grand Canyon National Park, GRCA 182403 A, Replace Primary Potable Water Pumps 1&2 Which Provides Water to the South Rim Visitors – Indian Garden, **Schematic Design**, (FLREA 80% FY15)

- The Board concurs with the Staff recommendation of approval.
- The Advisors concur with the Staff recommendation of approval.

Wrangell-St. Elias National Park & Preserve, WRST 205014, Design and Fabricate Kennecott Mines Interpretive Media Exhibits in Primary Historic Structures, **Schematic Design**, (FLREA 20% FY16)

- The Board concurs with the Staff recommendation of approval.
- The Advisors concur with the Staff recommendation of approval.

Lake Mead National Recreation Area, LAKE 210462 A, Replace Water Intake Barge with Shoreline Wells at Katherine Landing to Ensure Reliable Water Supply, **Schematic Design**, (LIC FY17)

- The Board concurs with the Staff recommendation of approval.
- The Advisors concur with the Staff recommendation of approval.

Presidio – Golden Gate National Recreation Area, PRES 211929, Fabricate and Install New Interpretive Media in the Presidio William Penn Mott, Jr. Visitor Center, **Schematic Design**, (FLREA 80%, Donations FY16)

- The Board concurs with the Staff recommendation of approval.
- The Advisors concur with the Staff recommendation of approval.

Santa Monica Mountains National Recreation Area, SAMO 173606, Construct Accessible Trail and Trailhead Improvements at Cheeseboro Canyon, **Schematic Design**, (Partner, NPF, Centennial Challenge, Park Funds FY16)

- The Board concurs with the Staff recommendation of approval.
- The Advisors concur with the Staff recommendation of approval.

Yosemite National Park, YOSE 158675 B, Rehabilitate El Portal Sanitary Sewer to Prevent Raw Sewage Spills, **Schematic Design**, (LIC FY17)

- The Board concurs with the Staff recommendation of approval.
- The Advisors concur with the Staff recommendation of approval.

Yosemite National Park, YOSE 185593 B, Rehabilitate White Wolf Main Lodge, **Schematic Design**, (Concession Franchise Fee FY16)

- The Board concurs with the Staff recommendation of approval.
- The Advisors concur with the Staff recommendation of approval.

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The Board and Advisors concurred with recommendations made by the Regional Development Advisory Boards on the following projects:

Nez Perce National Historical Park, NEPE 170891, Design, Fabricate & Install Accessible Replacement Museum Exhibits for the Spalding Visitor Center, **Schematic Design**, (FLREA 20% FY17)

Petrified Forest National Park, PEFO 217966, Construct Chinde Point Campground, **Schematic Design**, (FLREA 80% FY17)

- Board members included the following comments to be considered in future projects:
 - Provide accurate O&M costs and TCFO.
 - Re-evaluate increased consumptive water use in desert environment
- One Advisor included the following comment:
 - How does this project fit in with water reduction mandates?