

Project Review Committee

Chair Report to CPARB

September 8, 2022

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PRC VIRTUAL MEETING MAY 26, 2022

Mike Shinn, Chair

Jeff Jurgensen, Vice Chair

May 26, 2022

8:00 AM

BUSINESS MEETING

- A full Committee was in attendance (29 members).
- Welcomed new member Mallorie Davies as the PRC's newest Construction Trades Labor representative.
- Kyle Twohig was voted in as the PRC's new Vice Chair.
- PRC Leadership reminded the whole committee that each member is a representative of their stakeholder group while acting on behalf of the PRC and during reviews. Questions to all applicants should be focused on verifying the application meets the RCW requirements, regardless of the opinion of the panel member. All members were reminded to be respectful of other panelists and keep questions short and concise so everyone has an opportunity to ask their questions. Future PRC meetings will reserve the 1st hour for training opportunities.
- The Mentorship Subcommittee reported positive feedback on the functionality of the new Mentorship\Onboarding Program.
- All PRC Application forms were updated to remove the Data Collection reporting language and add OMWBE reporting language to the Design-Build applications.
- PRC Leadership agreed to add a report on CPARB activities as part of future PRC Business Meeting Agendas.

9:00 AM

UNIVERSITY OF WASHINGTON – GC/CM RECERTIFICATION

Review Chair: Jeff Jurgensen; Full Committee in attendance

(27 voting members; Jeannie Natta recused herself)

- UW is a leader in the Design & Construction industry and participates on various boards and committees.
- Shared past performance data showing an increase in the UW's inclusion efforts that exceeds set goals.
- Application meets all RCW requirements
- Lessons Learned:
 - Proactively embrace outreach to all small, minority and woman-owned business, not strictly OMWBE-certified.
 - Allow for flexibility in plans. Target scopes and trade partners can change based on market conditions and procurement challenges.
 - Breakdown bid packages into smaller scopes.
 - Communicate early in the process to align strategies and outreach.
- Unanimous Approval 27/27

10:00 AM

SPOKANE VALLEY FIRE DEPARTMENT – Station 11 Progressive DB Project

Panel Members Present: Eza Agoes, Ato Apiafi, Becky Barnhart, Timothy Buckley, Mallorie Davies, Art McCluskey, Mark Ottele, Kyle Twohig

- Project Cost: \$7.1M
 - New 11,000 sq ft 3 bay Fire Station
 - Drive through bays, long enough to accommodate tiller trucks.
 - Decontamination zone for off-gassing equipment
 - Secure public entry vestibule

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- Sleeping quarters, living room area, workout room, kitchen.
- Meets RCW Requirements
- Lessons Learned
 - Invaluable to have Design Builder leading pre-construction
 - Real world, on-demand pricing and lead time evaluation
 - Continuous Value Engineering, value Analysis, and constructability
 - Ability to order long-lead procurement items
 - Enhanced collaboration and trust amongst whole team
 - Timely decision-making paramount
 - Engage AHJ's earlier/better communication
 - Maintain staff throughout process
- Unanimous Approval 8/8

11:00 AM

BENTON COUNTY – Benton County Justice Center, Juvenile Justice Center, and Sheriff's Office Prog DB Project

Panel Members Present: Alexis Blue, Thomas Golden, Sherry Harris, Dave Johnson, Jeff Jurgensen, Karl Kolb, Jessica Murphy, Taine Wilton

- Project Cost: \$35M
- Remodel of nearly 19,000 sf of office space.
- Construction of an additional 15,000 sf to the Justice Center and adding an additional 30,000 sf building to accommodate growth in the County's justice programs.
- Remodel will include space for court hearings, classes, counseling, training, and other program areas.
- Unanimous Approval 8/8

12:00 PM

SNOHOMISH COUNTY – Arlington Operations Center Progressive DB Project

Panel Members Present: Kurt Boyd, Jim Dugan, Jeff Gonzalez, Sherry Harris, Jessica Murphy, Linneth Riley Hall, Young Song, David Talcott

- Project Cost: \$35M
- Renovation of Snohomish County's existing Arlington maintenance site to provide an anticipated 10,000 sf of new/replaced office building space
- Recapture 2-acres of open stormwater pond with an underground storage vault, make utility improvements, contaminated soil remediation, and creation of a master plan for future site improvements.
- This facility will remain in operation during construction.
- Lessons Learned
 - Need to go beyond meeting with permitting agencies early. Need to spend more time collaborating with them and helping them understand the intent and goals of the project and how using Progressive Design-Build will address those items.
 - It's easier to build a collaborative partnership if they are bought into the process.
 - They have gotten more creative with the ability to use progressive Design-Build, i.e. breaking work packages into smaller versions at different times, and even separating items out of the project contract so they can be preordered if they are a long-lead item.
 - It's best to make sure the whole Design-Build Team knows what type of progressive Design-Build the projects is being used. It will help to keep everyone on the same track.
- Unanimous Approval 8/8

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Total Project Approvals for May:

- 3 Design-Build projects totaling \$77.1M **Total: \$77.1M**
- Alternative Subcontractor Selection Applications Reviewed: 0
- Recertification Approved: 1

June 23, 2022

8:00 AM

ASOTIN COUNTY COMMISSIONERS – GC/CM *Justice Complex Project*

Panel Members Present: Timothy Buckley, Jeff Gonzalez, Brian Holecek, Art McCluskey, Mike Shinn, Young Song, David Talcott

- Project Cost: \$14.6M
- New 80-120 bed County Jail with future expansion
- Facility will include Jail Administration, Booking, Laundry, Kitchen, Jail Beds, Sallyport and support spaces.
- Secure structure with pre-engineered building around steel cells. Project will have hollow core planks, CIP concrete, steel cells, pre-engineered Building and Detention security equipment and electronics.
- Modifications will require modifications for water and sewer extensions with grinder pump and new lift station.
- Good team with capacity
- Project meets RCW requirement
- Unanimous Approval 7/7

9:00 AM

SEATTLE PUBLIC SCHOOLS – GC/CM *John Stanford Center Central Kitchen Improvements Phase II Project*

Panel Members Present: Eza Agoes, Jeff Gonzalez, Sherry Harris, Jeff Jurgensen Mark Ottele, Mike Shinn, Young Song, Louise Sweeney

- Project Cost: \$18.8M
- Renovation of the district's central kitchen by modernizing cooking and refrigeration equipment, address plumbing and health code requirements.
- Funding supported by Capital Levy passed in February 2022
- Application meets RCW requirements
- Team is experienced and delivery method appropriate for the project.
- Unanimous Approval 8/8

10:00 AM

LAKE WASHINGTON SCHOOL DISTRICT – PROGRESSIVE DESIGN-BUILD

- New Elementary School on Redmond Elementary School Campus Project

Panel Members Present: Ato Apiafi, Timothy Buckley, Mallorie Davies, Kyle Dilbert, Thomas Golden, David Johnson, Art McCluskey, Taine Wilton

- Project Cost: \$57.7M
- New 1552 student elementary school on underdeveloped land on existing Redmond Elementary School campus.
- Possible upgrades/additions to existing elementary school based on studies to be conducted.
- Funding through BEC Levy approved in February 2022
- Meets RCW Requirements
- Qualified team with capacity
- Unanimous Approval 8/8

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Total Project Approvals for June:

- 1 Design-Build project totaling \$57.7M
 - 2 GC/CM projects totaling \$33.4M
 - Alternative Subcontractor Selection Applications Reviewed: 0
- Total: \$91.1M**

July 28, 2022

8:00 AM

BUSINESS MEETING

- Future Meeting Set-Up\Trainings
 - The first hour of each PRC meeting will be reserved for training opportunities.
 - Will continue virtual meetings as a standard and consider 1-2 in-person meetings a year.
- Mentoring\Onboarding Program Report - the Mentor\Onboarding subcommittee will meet quarterly. The next meeting is expected after the 9/22 PRC meeting.
 - Jim Dugan is the lead for the Mentor Collaboration Group and will schedule a time for active mentors to attend. Look for his email.
- Bylaws Discussion - Future update will include:
 - To avoid the need to change statute, the PRC will change the Bylaws to help discourage the perception of conflict of interest.
 - Note that PRC members are to encourage clients and applicants to avoid advertisements before PRC approval. Discussion included the possibility of not approving a project if advertisement occurs. More discussion is needed.
 - Will need to add a statement to the applications indicating PRC Approval must happen before advertisement. Jeff, Mike Shinn, Kyle Twohig and Linneth will begin meeting to have discussions as to what if any changes are needed.
 - Establish criteria for requesting a Special Meeting.
 - Must include a verified significant need
 - What is the external pressure to not wait for the next meeting?
 - What are the consequences of not holding a Special Meeting?
- Virtual\Hybrid Meeting Chair Script Update
 - Includes being concise with short questions to allow everyone an opportunity to ask questions.
 - Includes instructing applicants to be short and concise in answers and to keep them to 3 min or less.
- Make sure pre-review questions are appropriate. Future Panel Chairs will collect panel questions, summarize them and forward to Talia for submission to the applicant.
- Other Business
 - Meetings will be transitioning to the Teams platform
 - Admin asked WMBE and DBE representatives to consider collaboration on a one-pager informational page for applicants to reference towards enhancing their applications with specific desirable information explaining their inclusion and outreach efforts.

9:30 AM

PIERCE TRANSIT – GC/CM ALTERNATIVE SUBCONTRACTOR SELECTION PROCESS

- Maintenance & Operations Base Infrastructure and Facilities Improvement Project (approved 11/29/18)

Panel Members Present: Eza Agoes, David Beaudine, Cory Hamilton, Karl Kolb, Art McCluskey, Jessica Murphy, Mike Shinn, Young Song

- Original Project Cost: \$81.7M
- EC/CM, MC/CM and Maintenance & Specialty Equipment ASSP all meet RCW requirements
- Public Body is knowledgeable and engaged with the GC/CM in the ASSP procurement.
- Unanimous Approval 8/8

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10:00 AM

CITY OF SPOKANE VALLEY – PROGRESSIVE DESIGN-BUILD - *City of Spokane Valley City Hall Remediation Project*

Panel Members Present: Jim Dugan, Thomas Golden, Sherry Harris, Dave Johnson, Jeannie Natta, Linneth Riley Hall, Vicky Schiantarelli

- Project Cost: \$15M
- Remediation of extensive existing and developing defects and in City Hall building built in 2017.
- Initial phase of remediation will be to remove and replace significant portions of the occupied building's foundation, walls and roof caused by settlement of the building, correct exterior envelope deficiencies, while repairing and replacing attic insulation.
- Possible additional repairs may result as known deficiencies are exposed for repair.
- Funding is in place and can be supplemented from general fund reserves.
- Project meets RCW Requirements
- Qualified team with capacity
- Lessons Learned:
 - Remediation projects need to maintain a flexible scope
 - Communication across all teams is essential for success
 - Maintain continuous quality control to ensure a positive resolution
- Unanimous Approval 7/7

11:00 AM

WA STATE DEPARTMENT OF TRANSPORTATION – PROGRESSIVE DESIGN-BUILD

- Remove Fish Barriers in Kitsap County SR 3, SR 104, SR 303, SR 307, SR 308 Project

Panel Members Present: Eza Agoes, Alexis Blue, Jeff Gonzalez, Sherry Harris, Karl Kolb, Mike Pelitteri, Young Song, Tim Thomas

- Project Cost: \$457M
- In March 2013, a federal court injunction required WSDOT to increase the efforts to remove state owned culverts that block habitat for salmon and steelhead to restore the fishing rights of the Native American Tribes at their usual and accustomed places. The injunction requires that WSDOT correct approximately 413 fish barrier culverts to open 90% of the upstream fish habitat by the year 2030.
- 25 out of the 413 injunction fish barriers in close proximity are bundled to be replaced with fish passible structures that include streambed grading, restoration of fish habitat, roadway construction, drainage, and various traffic safety elements.
- Project fully funded by the Legislature
- Project meets RCW Requirements
- Qualified team with capacity for success
- Lessons Learned for Progressive Design-Build:
 - Contract is well defined and easy to administer through Phase 1
 - Phase 1 has been very collaborative between WSDOT/DB
 - Increased Phase 1 Scope and Level of Effort
 - NEPA
 - Stream scour & lateral migration
 - Co-manager engagement & expectations
 - Advancing geotechnical engineering
 - Low initial cost estimate & inflationary cost increases
- Unanimous Approval 8/8

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12:30 pm

CITY OF EVERETT – GC/CM *City of Everett Municipal Building Public Works Tenant Improvements Project*

Panel Members Present: Ato Apiafi, Timothy Buckley Thomas Golden, Brian Holecek, Jeff Jurgensen, Vicky Schiantarelli, Kyle Twohig

- Project Cost: \$26.5M
- Modernization and Tenant improvements to elevator, HVAC equipment & controls, reroof, new emergency generator & transfer switch, lobby, corridor & support spaces throughout the building, as well s restrooms, lighting and general space upgrades.
- Funding through internal and external sources with augmentation with a general obligation bond in 2024.
- Project meets RCW Requirements
- Qualified team with capacity
- No Alternative Subcontractor Selection Process to meet request requirements anticipated.
- Unanimous Approval 8/8

1:30 pm

NORTHSHORE SCHOOL DISTRICT – PROGRESSIVE DESIGN-BUILD

- Elementary School Expansions for SECC, FW, CS, WO Project

Panel Members Present: Ato Apiafi, Art McCluskey, Mike Shinn, Young Song, Louise Sweeney, Tim Thomas, Kyle Twohig, Taine Wilton

- Project Cost: \$102M
- Upgrade 4 elementary schools and an early learning center to accommodate significant population growth.
- Expansion will include replacing portables with permanent classrooms, provide expanded program support areas, inclusive playgrounds and improved site circulation and parking.
- Funding through capital bond approved in February 2022
- Meets RCW Requirements
- Qualified team with capacity
- Unanimous Approval 7/7

Total Project Approvals for July:

- 3 Design-Build project totaling \$574M
- 1 GC/CM projects totaling \$26.5M **Total: \$600.5M**
- Alternative Subcontractor Selection Applications Reviewed: 3

Statistics:

Year to Date Total project Approvals:

DB:	<u>\$776,600,000</u>	Traditional DB: 1	Progressive DB: 8
GC/CM:	<u>\$280,902,200</u>	Approved Proj: 4	Heavy Civil: 1 w/ASSP: 1
Total:	<u>\$1,057,502,200</u>		

Current number of Certified Agencies: 14

Year to Date Alternative Subcontractor Selection Applications approved: 3

Types of ASSP Requested:

- EC/CM 1
- MC/CM 0
- MC/CM Plumbing 1
- Mass Timber Structural System 0
- Maintenance & Specialty Equipment 1

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PRC Member Attendance 2022:

Member Attendance	2022						
	12/1	9/22 & 23	7/28	6/23	5/26	3/24	1/27
Agoes, Eza			x	x	x	x	X
Apiafi, Ato			x	x	x	x	X
Barnhart, Becky			x		x	x	X
Beaudine, David			x		x	x	X
Blue, Alexis			x		x	x	X
Boyd, Kurt			E	E	x	x	X
Buckley, Timothy			x	O	x	x	X
Davies, Mallorie			E	x	x	E	
Dilbert, Kyle			E	x	x	x	X
Doster, Marvin			x				
Dugan, Jim			x		x	x	X
Golden, Thomas			x	x	x	x	X
Gonzalez, Jeff			x	x	x	x	X
Hamilton, Cory			x		E	x	X
Harris, Sherry			x	x	x	x	X
Helmholz, Michelle			O		O	O	X
Holecek, Brian			x	x	x	x	X
Johnson, Dave			x	x	x	x	X
Jurgensen, Jeff (Vice Chair)			x	x	x	x	X
Kolb, Karl			x		x	E	X
McCluskey, Art			x	x	x	x	X
Murphy, Jessica			x		x	x	X
Natta, Jeannie			x		x	x	X
Ottele, Mark				x	x	x	X
Pelitteri, Mike			x		E	x	X
Riley-Hall, Linneth			x		x	x	X
Schiantarelli, Vicky			x				
Shinn, Mike (Chair)			x	x	x	x	X
Song, Young-Sang			x	x	x	x	
Sweeney, Louise			x	x	x	x	X
Talcott, David			E	x	x	x	X
Thomas, Tim			x	E	x	E	X
Twohig, Kyle			x		x	x	X
Wilton, Taine			x	x	x	x	X

	Not Scheduled
O	No Show/Unexcused
E	Excused Absence