

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

September 24, 2020

Minutes

Virtual Meeting via ZOOM

Members:

Edward Peters, School Districts (<i>PRC Chair</i>)	Mike Shinn, Specialty/Subcontractors (<i>PRC Vice Chair</i>)
Ato Apiafi, Minority/Women Businesses	Dave Johnson, General Contractors
Becky Barnhart, Design Industry – Architect	Jeff Jurgensen, Construction Managers
Kurt Boyd, Specialty/Subcontractors	Karl Kolb, Design Industry – Engineers
Timothy Buckley, Private Sector	Art McCluskey, Owner – General Public
Kyle Dilbert, Owner-Ports	Sherrie Montgomery, Owner – Higher Education
Quinn Dolan, General Contractors	Jessica Murphy, Owner – Counties
Jim Dugan, Construction Mangers	Mark Ottele, General Contractors
Thomas Golden, Design Industry – Architects	Mike Pelitteri, Specialty/Subcontractors
Jeff Gonzalez, Owner – State, DES	Linneth Riley Hall, General Owner
Sherry Harris, Minority/Women Businesses	Louise Sweeney, Owner – Higher Education
Brian Holecek, General Contractors	Kyle Twohig, Owner – Cities

9:00 am UNIVERSITY OF WASHINGTON – DESIGN-BUILD RECERTIFICATION

Recertification Chair: Edward Peters

Committee Members: See above (*Becky Barnhart, Dave Johnson, and Mike Pelitteri recused*)

Presentation:

- One of the largest certified public bodies in WA. Completed 10 DB Projects since 2017 totaling \$368.1M
- 13 in-progress DB projects totaling \$714.4M
- Certified for DB since 2009, continuity with experienced staff
- A leader in the Design and Construction industry, and participates on multiple CPARB Committees
- Extensive presentation of Lessons learned

Public Comment:

John Cross: He congratulates UW on a great presentation and offers up public support for recertification. He can attest to the team’s professionalism, and collaborative nature.

Deliberation:

This was a great presentation, an excellent team has been put together. The panel expressed appreciation for the UW’s packaging that allows for WMBE firms an opportunity to participate in Design-Build projects, and an eagerness to hear more lessons learned

Conclusion:

Mike Shinn made a motion to approve this recertification. Timothy Buckley seconded the motion.

Unanimous Approval 19/19

10:00 am CENTRAL VALLEY SCHOOL DISTRICT – GC/CM RECERTIFICATION

Recertification Chair: Mike Shinn

Committee Members: See above (*Thomas Golden, Jeff Jurgensen, and Karl Kolb recused*)

Presentation:

- School District in Spokane Valley with 15,000 students, certified for GC/CM in 2017
- Four completed GC/CM projects and one in progress since certification, totaling \$49.3M
- Future GC/CM projects estimated to be about \$153M
- Experienced in-house and consultation team includes OAC and Perkins Coie
- Lessons Learned shared

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Public Comment: *No Public Comments*

Deliberation:

The committee felt the presentation was really well done, and the application was well thought out. They had really good lessons learned

Conclusion:

Kyle Twohig made the motion to approve this recertification. Linneth Riley Hall seconded the motion.

Unanimous Approved 19/19

11:00 am CITY OF EVERETT – GC/CM PROJECT
– Reservoir 3 Structural Repairs

Panel Chair: Sherrie Montgomery

Panel Members: Ato Apiafi, Becky Barnhart, Jim Dugan, Jessica Murphy, Mark Ottele, Linneth Riley Hall, Kyle Twohig

Presentation:

- Project Cost: \$3.4M
- This reservoir provides critical infrastructure for 675,000 people.
- 20M gallon in-ground tank that covers 4 acres with only 2 small openings to enable repairs.
- Specialized repair work with limited space and limited schedule to complete.
- Experienced in-house and consultant team
- Meets RCW requirements

Public Comment: *No Public Comments*

Deliberation:

The panel deliberated in support for the project. Not all the questions were answered to the panelist's satisfaction in regards to inclusion and the technical aspects of this project, however the project meets all RCW requirement.

Conclusion:

Mark Ottele made the motion to approve this project. Jim Dugan seconded the motion.

Approved 8/8

12:00 pm Lunch Break

12:30 pm MUKILTEO SCHOOL DISTRICT – GC/CM PROJECT
– Challenger & Horizon elementary Schools Additions & Renovations

Panel Chair: Art McCluskey

Panel: Ato Apiafi, Kyle Dilbert, Quinn Dolan, Thomas Golden, Karl Kolb, Mike Pelitteri, Kyle Twohig

Presentation:

- Project Cost: \$10M for Challenger & \$20M for Horizon = \$30M
- Similar in scope and schedule, both sites within 1.5 miles
- Funding from Bond passed in February 2020
- Experienced in-house and consultant team
- Meets RCW Requirements

Public Comment:

Drew Phillips with Forma commented that Forma has bid for projects with Mukilteo School District, and though they did not win this bid, they fully support this project and feel they have a great team. Forma is attracted to this project because

they are postponing schematic design until the GC/CM is onboard to mediate the schedule complexities. They also like the way they format the bundling of their projects and team to realize many of the efficiencies to schedule and cut costs without sacrificing quality.

Andrew Johnson wished to echo Drew's comments. He's worked on similar projects where 2 school projects were bundled together and found there were some pretty successful efficiencies. These range from organizing and trying to balance or utilize production, and labor and material between each project as well as the strategies of bundling them together to best attract WMBE forms without limiting their ability to break them out to bring on the most qualified WMBE firm.

Deliberation:

The panel discussed the need for promoting a more diverse pool of contractors to avoid the perception of preference for single contractors. It was suggested they review the diversity inclusion plan for Tacoma Public Schools, as they have a very successful program. Both bundled projects have a very similar scope, consolidated staging and many other advantages will be achieved by using GC/CM for this project. There was appreciation for the general contractors that took the time to provide public support for this project.

Conclusion:

Ato Apiafi made a motion to approve the project. Quinn Dolan seconded the motion.

Approved (7/8) one member abstained from the vote

1:30 pm PULLMAN MOSCOW REGIONAL AIRPORT – GC/CM PROJECT
– Terminal Relocation & Replacement

Panel Chair: Kyle Twohig

Panel: Ato Apiafi, Becky Barnhart, Kyle Dilbert, Quinn Dolan, Karl Kolb, Art McCluskey, Mike Pelitteri

Presentation:

- Project Cost: \$49.6M
- New 2-story, 45,000 sf terminal building, plus additional parking and roadwork
- Occupied facility with complex and technical work.
- Experienced in-house and consultant team
- Meets RCW Requirements

Public Comment:

Nick Gonzalez, Vice President of Bouten Construction Co. in Spokane wished to publicly voice their support for this application. They feel a large project like this will need an immense preconstruction effort between all the stakeholders, agencies, states, and counties involved for it to be successful. Construction in and around an airport facility that is always open, with constant security complexities, and safety concerns need consistent attention. Many general contractors would not pursue such a projects in a Design Bid Build scenario. However with GC/CM the project becomes much more appealing. They feel the Pullman-Moscow team has the experience needed for this to be successful and he encourages the panel to vote yes for approval of this application.

Buck Taft, Director of the Tri-Cities Airport voices his support for the Pullman Moscow team and project. He has had many discussions with the County Commissioners about their \$42M Airport project that completed in 2017. He feels the GC/CM process is important to the successful completion of projects like this, and expressed his wish that it was more accessible for more projects as it is an exceptional tool to have at their disposal. From an owner's perspective, GC/CM is an excellent project and was key to their success. The Pullman Moscow team has visited Tri-Cities and they plan to continue to coach them through the process as needed. Director Taft also addressed the panel's concern about efficiency while working with a government entity. He shared that on his project, his team successfully took a few extra steps to enable the executive director to make decisions up to a certain dollar amount to keep the project moving and reduce any negative impacts on time and efficiency of the project schedule.

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Deliberation:

The panel discussed the some concerns about the complexity of the project with so many stakeholders to answer to. It was recommended that they consider a more formal arrangement with their mentors. This was a great presentation, a well thought out project though quite complex and challenging. Any lagging concerns were eased by knowing the applicant has the support of another airport owner to help guide them successfully through the process.

Conclusion:

Ato Apiafi made a motion to approve the project. Karl Kolb seconded the motion.

Unanimous Approval (8/8)

2:20 pm Adjourn

Guests:

Brian Aske, Lease Crutcher Lewis	Dan Mundel, Korsmo Construction
Anthony (Tony) Bean, Pullman\Moscow Regional Airport	Stephen Murakami
Trever Braun	Jeannie L Natta, University of Washington
Majorie Chang Fuller, Hoffman Construction	John Nottingham, City of Everett
John Chapman, AVP of FO, University of Washington	Drew Philips, Forma Construction
Dale Clark	Jay Rowell, Assoc Super. Central Valley School District
John Cross, Korsmo Construction	Katie Rundquist, Hensel Phelps
Rusty Cutner	Jeremiah Shakespeare, Swinerton Builders
Tim Darcey, Pullman\Moscow Regional Airport	Trish Sherman, Dykeman Architects
Beck Eatch, University of Washington	Ben Small, Superintendent Central Valley School Dist
Tadd Giesbrecht, Brown & Caldwell	Todd Smith
Nick Gonzalez, VP Bouten Construction Co.	Wray Smith, Swinerton Builders
Shelly Henderson, Dir. CP Mukilteo School District	Doug Spree
Mark Howell, Skanska USA Buildings	Keith Stefanson
Tim Jewett, Dykeman Architects	Amy Stenvall, FA Mukilteo School District
Andrew Johnson	Matthew Struthers, Korsmo Construction
Bill Kent, Mortensen Construction	Buck Taft, Director Port of Pasco/Tri-Cities
Aleanna Kondelis, University of Washington	Pat Tangora, City of Everett
John Libenow, Sinerton Builders – Spokane	Steven Tatge, University of Washington
Randy Loveless, Engineer City of Everett	Wil Thomsen, Planning Admin. Mukilteo School Dist
Cindy Magruder, University of Washington	Graehm Wallace, Legal Counsel Perkins Coie
John Mannix, Dir Fac. Mukilteo School District	<i>Unidentified:</i>
Eric Marsh, Skanska USA Buildings	<i>iPhone</i>
Eric Mayer, Absher Construction	<i>Lisa V</i>
Nicole McShane, Turner Construction	<i>Melissa</i>
Jonathan Miller, Sr. Project Manager with OAC	<i>Pmmcglothlin</i>
Karen Mooseker, Exec Dir DSS Mukilteo School District	<i>Tsyversion</i>