

# PROJECT REVIEW COMMITTEE

December 1, 2022

## Minutes

Virtual Meeting via ZOOM

### Members Attending:

<b>Jeff Jurgensen</b> , Construction Managers ( <i>Chair</i> )	<b>Kyle Twohig</b> , Owner-Cities ( <i>Vice Chair</i> )
Eza Agoes, Owner Transportation	Dave Johnson, General Contractors
Ato Apiafi, Women/Minority Business Enterprises	Karl Kolb, Design Industry – Engineer
Becky Barnhart, Design Industry - Architects	Art McCluskey, Owner General Public
David Beaudine, Construction Managers	Jessica Murphy, Owner - Counties
Alexis Blue, Owner – Higher Education	Mike Pellitteri, Specialty Subcontractors
Kurt Boyd, Specialty Subcontractors	Linneth Riley Hall, General Owners
Mallorie Davies, Construction Trades Labor	Vicky Schiantarelli, Disadvantaged Businesses
Marvin Doster, General Contractors	Mike Shinn, Specialty Subcontractors
Jim Dugan, Construction Managers	Young Sang Song, Disadvantaged Businesses
Thomas Golden, Design Industry - Architects	Louise Sweeney, Owner – Higher Education
Jeff Gonzalez, Owner – State DES	David Talcott, Design Industry-Engineers
Cory Hamilton, Owner – Public Hospitals	Tim Thomas, General Contractors
Sherry Harris, Women/Minority Business Enterprises	Taine Wilton, Owner – School Districts
Brian Holecek, General Contractors	

### 8:00 am BUSINESS MEETING

**Chair:** Jeff Jurgensen\Kyle Twohig; Full Committee of 27 members were in attendance with 4 absent.

- CPARB Updates
  - PRC Chair Jurgensen shared that CPARB is in the process of updating the PRC position descriptions to provide consistency and clarity for applicants and Board members during future recruitment.
  - CPARB is using the PRC Mentorship program as an onboarding model as they work to develop their own onboarding program. The Board shared its appreciation of the hard work the PRC put into their program and looks forward to hearing feedback in the future from those involved.
- Mentoring\Onboarding Program Report
  - Several Mentors and Mentees shared their experiences with the program so far. All members of the program had positive feedback.
- Meeting Dates for 2023
  - The Committee voted and approved the proposed meeting dates for 2023. Admin will make sure the following 7 dates are recorded with the Code Reviser’s Office: 1/26, 3/23, 5/25, 6/22, 7/27, 9/28, 11/30.
  - There was a request for at least 1 in-person meeting be scheduled this year. WSU suggested one of their rooms at their Spokane campus may serve well for a hybrid PRC meeting. Admin will work with the WSU representatives and PRC Leadership to identify a date and organize a meeting.
- Admin proposed some minor updates to the Score Sheets for clarity and they were unanimously approved.
- Bylaws
  - The Bylaws updates proposed in September had been posted online for further Committee member review and comments. No further comments were submitted prior to the meeting.
  - During the meeting a couple of minor verbiage adjustments were identified, a request to add in a definition of ‘PRC Leadership’, and a reference to RCW 24.034.530 was asked to be included.
  - Updates to the Bylaws will be finalized with the requested amendments.

### 9:00 am PORT OF SEATTLE – GC/CM & DESIGN-BUILD - Recertification

**Review Chair:** Jim Dugan; Committee of 26 members in attendance, 5 absences, 1 recusal.

- The Port of Seattle continues to use their Acquisition Planning process at the beginning of a project to evaluate if any alternative project delivery methods are appropriate. The Acquisition Planning form has been updated as appropriate to reflect on-going best practices. The Project Team then provides the recommendation to the Leadership Team for their concurrence and subsequently to the Port of Seattle Commission for their approval to use GC/CM or DB on a project.
- Public Body meets all RCW requirements for Recertification.

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- The applicant continues to demonstrate success in GC/CM and DB delivery
- Lessons Learned – GC/CM:
  - Agree upon format of estimates with GC/CM & SC/CM, Designer, and Owner prior to quantifying costs.
  - Utilizing SC/CM when appropriate has been helpful for our complex operations
  - Contracting with the GC/CM as early as possible in design (As early as 5%)
- Lessons Learned – Design-Build:
  - Port still improving on basis of design & Spec development that our early D/B projects could have benefited from.
  - Improving on Role Clarity to ensure all stakeholders and roles are understood for efficient use of time at meetings.
  - Awareness around Port's technology requirements that may be out of date. CAD standards do not allow searchable or linked documents and may not be design industry standard.
  - DB team weekly meeting included key stakeholders which supported collaborative approach and design engagement, enabling an aggressive schedule with creative solutions for operational issues & limitations and making decision quickly.
- Lessons Learned – Overall:
  - APW provided increased opportunity for our WMBE Program, where goals & commitments led to excellent results.
  - Port has implemented lessons learned after each phase: procurement, design, and construction versus at end of project.

**Public Comments:** *No Public Comment*

### Deliberation:

The Port of Seattle shared a top-notch presentation, they do good work. The panel greatly appreciates the number of firms they support and their high diversity percentages. They also provide training and support to other owners.

### Conclusion:

*Jeff Jurgensen made the motion to approve this recertification application and Linneth Riley Hall seconded the motion. Unanimous Approval 26/26; 1 member recused themselves*

### 10:00 am MUKILTEO SCHOOL DISTRICT – GC/CM – Certification

**Review Chair:** Jeff Jurgensen; Committee of 24 members in attendance, 6 absences, 2 recusals

- Mukilteo is a small diverse school district serving 15,000 students speaking 94 languages in 21 schools. They received a \$240M bond in 2020 for major modifications\additions to their schools to include security and building improvements, and updates to their fields and court.
- The school district has 3 GC/CM project underway.
- They have an effective management plan in place and qualified project team.
- Mukilteo has no audit findings.
- Application meets all RCW requirements
- Lessons Learned:
  - Partnership with jurisdictions is critical
  - Open to alternative means & methods
  - Support & push outreach efforts
  - Multiple early investigations of site and buildings
  - Use contractor's knowledge of construction market and real time cost estimates
  - Provide clear Owner's Project Requirements
  - RFP Process Debriefs

### Public Comment:

**Sam Comer** with *Cornerstone General Contractors* has worked with the district on a couple of prior GC/CM projects and would like to speak in support of them. They have seen them use that process through 1 successful project completion, and 1 project currently under construction really grow in their processes with the GC/CM delivery method, take lessons learned as they talk through the projects with their team and others around in their district and apply them to their other

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GC/CM project that's currently ongoing. They have witnessed the District be very active and supportive in the diversity, equity and outreach efforts and work with us as a partner to really maximize that participation, while establishing real goals. And more importantly, there is an overall willingness and desire to add value to their district and their bond constituencies. So they support of MSD. They have a very capable team and are well supported by Parametrix and their projects do certainly warrant consideration of the GC/CM process.

**Kevin Oremus** with *Huteball & Oremus Architecture*. They were the architects on Discovery Elementary School edition that was recently completed and shared by Shelly. This project went smoothly, and the district provided great support and experience, and when they needed it, they pulled in Parametrix. They would say the GC/CM delivery method was a huge success as we navigated the challenges of construction on this occupied site and through the middle of the pandemic and supply chain issues. In in short, he offered his highest recommendation that the board approve Mukilteo School District's request for agency certification for GC/CM.

**Rebecca Biabak** with *Integris Architecture*. She has been working with the team at Mukilteo School District on the Mariner High School project and find them to be highly qualified in administering the GC/CM delivery method. They have the highest understanding of the RCW and are fully committed to conducting an equitable and transparent selection process for the betterment of their community. She is in support of them having agency certification for GC/CM.

**Rebecca Hutchenson** with *MAHLUM Architects*. She expressed her support of the Mukilteo School District's application for agency certification. MAHLUM is currently working with the school district and can attest to their approach for building diverse A&E teams, selecting partners who can really maximize the benefit of the GC/CM project delivery method to design and build the highest quality facilities and make the most informed decisions to ensure the greatest value of taxpayer dollars. MAHLUM is currently providing master planning services to define the scope of the Explorer Middle School project that Shelly introduced. The complexity of this project includes additions and renovations on the campus that's embedded within a residential neighborhood, while also needing to be fully occupied during construction. So, without a doubt from their experience, that particular project would benefit greatly from early involvement of the general contractor. And as presented throughout the district's presentation, they are well prepared with experienced staff who understand and fully embraced the benefits of this project delivery, and they have a strong commitment to equity and inclusion in their business practices and really using GC/CM to maximize these opportunities. She offered her full support.

**Kris Weholt** with *Spee West Construction*. He echoed what everybody else has said. They are currently working with the Mukilteo School District on Mariner High School, and they've been great to work with. Spee West is new-ish to the GC/CM process. They have a lot of experience with traditional delivery methods and a lot of experience with schools in general, but only have been involved with GC/CM for the last couple of years. Mukilteo has been very supportive, helping them along with that process, and they've been a great partner.

### **Deliberation:**

The applicant's had a good presentation, and their W/MBE efforts were appreciated by the panel. They would like to see actual W/MBE number comparisons in the future.

### **Conclusion:**

*Taine Wilton made the motion to approve this recertification application and Linneth Riley Hall seconded the motion.*

*Unanimous Approval 24/24; 2 members recused themselves*

## **11:00 am GRANT COUNTY PUBLIC HOSPITAL DISTRICT DBA QUINCY VALLEY MEDICAL CENTER – GC/CM - Quincy Valley Medical Center Replacement Hospital Project**

**Panel Members Present:** Mallorie Davies, Jeff Gonzalez, Cory Hamilton, Sherry Harris, Dave Johnson, Mike Pellitteri, Vicky Schiantarelli, and David Talcott

- Project Cost: \$52.5M
- New replacement hospital on the current site with plans to have 6 inpatient beds, emergency services, diagnostic imaging, physical therapy, a Rural Health Clinic and helipad. This facility will not provide surgical services.
- Demolition of old facility will occur after completion to make room for parking for patients, families, and staff.
- Funding fully secured in August 2022 via bond.

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- Knowledgeable and experienced team.
- Project meets RCW requirements

#### Public Comment:

**Bret Miche** with *Graham Construction*. They want to commend both Quincy Valley Medical and Healthcare Collaborative for choosing the GC/MM delivery method, especially with the complexities of this project with building a new facility immediately adjacent to an existing facility while keeping the adjacent facility fully operational. The choice of using the GC/CM delivery model is the key to success in a project like this along with all the other reasons that Joe and the team have mentioned around early price certainty, market uncertainty, subcontractor outreach, and all that sort of engagement. This job is a perfect fit for why the GC/CM type delivery is preferred in this market.

**Brandon Potts** with *Bouten Construction*. He echoed Brett's sentiment and commended the team. He has 2 notes to point out for the GC/CM process and as an advocate of the process. The first note is access to qualified craft labor. This part of Eastern Washington is unique in that it is a relatively small community. However, there's a lot of data center work in this area. Getting the right craft labor, especially in mechanical and electrical trade partners and an area where there's a lot of technical work, needs a special strategy. The second note is access to that specialty equipment. As mentioned, the industry is still seeing lead times in the 12-to-24-month category for some of the specialty equipment that goes into a hospital. The schedule that was shown was in the 12-to-15-month range, and that is another reason why the GC/CM process is the right process for this job.

#### Deliberation:

This project meets the RCW criteria for GC/CM.

#### Conclusion:

*Sherry Harris made the motion to approve this project application and Jeff Gonzalez seconded the motion.*

**Unanimous Approval 8/8**

### 12:00 pm LUNCH BREAK

### 12:30 pm SPOKANE VALLEY FIRE DEPARTMENT – PROGRESSIVE DESIGN-BUILD

- *New Training Facility Project*

**Panel Members Present:** Ato Apiafi, Mallorie Davies, Marvin Doster, Jim Dugan, Art McCluskey, Vicky Schiantarelli, Mike Shinn, and David Talcott

Project Cost: \$9M

- New Modern 12,500 sq ft Training Center consisting of 2 drive-through apparatus bays for indoor training in winter weather, two large classrooms, one medium and one small classroom. There will be an additional 5 offices and 5 cubicles, 2 large gym style bathrooms with showers, PPE storage area, a decontamination room and an air refilling station.
- Funding secured from 2019 Levy.
- Meets RCW Requirements
- Team with experience and capacity
- 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

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#### Public Comments:

**Bret Miche** with *Graham Construction*. He wanted to chime in to voice their support of this delivery model for Spokane Valley Fire District, they commend the team for choosing to go this route. Their statements about early and predictable cost control and cost measures for the project, to fully allow Spokane Valley fire to develop this mission-critical training that they need to do for the good of the Community. This is a great project that needs to be fully supported. He restated their support for this delivery model in this project.

**Nick Gonzalez** vice president with *Bouten Construction*. Similar to what Brad stated, and without rehashing all the reasons that the team shared on why they chose design build. Bouten supports this alternative delivery method and specifically, the urgent need that our communities' first responders need for this facility. This is by far the quickest way to get there with the most certainty. He even would go as far to say that if this project was to be a traditional Design-Bid-Build process, they would probably not participate for all the reasons shared earlier, with the way the market is, et cetera. It really is the most successful direction for this project and they support the team and this effort.

**Randy Russell** Superintendent with the *Freeman School District*. He took a moment to thank Frank and Tom for their leadership and their valued partnership and friendship between the School District and the Spokane Valley Fire Department. Anything they can do on their behalf as a school district to support the work that's being done at the Valley Fire Department, they will do it. The Freeman School District 100% endorses this project was they know it's going to serve the community, students and staff, and many people in their region.

#### Deliberation:

The panel feels this application meets RCW requirements, and the team has the experience and capacity to be successful.

#### Conclusion:

*Ato Apiafi made the motion to approve this project application and Vicky Schiantarelli seconded the motion.*

**Unanimous Approval 8/8**

### 1:30 pm KITSAP COUNTY FIRE DISTRICT/POULSBO FIRE DEPARTMENT – PROGRESSIVE DESIGN-BUILD

*- Poulsbo Fire Station 76 Project*

**Panel Members Present:** Eza Agoes, Ato Apiafi, David Beaudine, Kurt Boyd, Mallorie Davies, Mike Shinn, Young Song, and Kyle Twohig

- Project Cost: \$4.9M
- Proposed building is anticipated to be 1-2 stories estimated to be 5,500-6,000 sq ft. but is dependent upon material costs and market conditions. Facility will accommodate both daytime and overnight staff, requiring adequate office and living space, a kitchen/dining area, fitness room, day room and sleeping quarters. An attached apparatus bay will house a variety of vehicles including fire engines, command vehicles and ambulances.
- Site improvements, utilities, storm water, building construction, landscaping, and parking.
- Project funding is fully secured.
- Meets RCW Requirements

**Public Comment:** *No Public Comments*

#### Deliberation:

The applicant gave a good presentation, and the project clearly meets the RCW criteria. There was some concern that the contingency might not be big enough.

#### Conclusion:

*David Beaudine made the motion to approve this project application and Ato Apiafi and Mallorie Davies seconded the motion.*

**Unanimous Approval 8/8**



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#### 2:30 pm FREEMAN SCHOOL DISTRICT – PROGRESSIVE DESIGN-BUILD

- *Freeman School District Stadium Upgrades Project*

**Panel Members Present:** Ato Apiafi, David Beaudine, Kurt Boyd, Marvin Doster, Thomas Golden, Young Song, Linneth Riley Hall, and Taine Wilton

- Project Cost: \$4.9M
- Renovation and upgrade encompassing the district's stadium and fields. Work includes modifications to the playing field, grandstands, lighting, track and surrounding areas. Lack of water coupled with a 300% usage increase has posed complications and the necessity for a turf field.
- Project funding is fully secured.
- Complex project will be best successful with the use of progressive DB.
- Meets RCW requirements

#### Public Comment:

**Bret Miche** with *Graham Construction*. He heard a couple great things out in the presentation this afternoon. Randy talked about a standard of excellence. Bret thinks this delivery model really allows that standard of excellence to be established early and up front and with the players that are actually going to complete the project. So that same standard of excellence is not something that comes and goes in the tail end like in the more traditional Design-Bid-Build delivery model. It allows them to not only maintain that standard of excellence, but also best practices and best use of cost dollars while they're completing what is truly a relatively complex project with the different drainage systems that are available, different turf types that are available, and all the other moving parts and pieces that need to be incorporated in this type of project. This is a great choice of delivery method on the on behalf of the school district and he applauds them for their choice.

#### Deliberation:

The applicant has clearly done their research, they have a good team put together, and their delivery model is a seamless for progressive Design-Build. The proposed turf system is highly complex and the use of progressive Design-Build will ensure it is successful.

#### Conclusion:

*Thomas Golden made the motion to approve this project application and David Beaudine seconded the motion.*

- **Approval 7/8; One member expressed concern the contingencies were not adequate.**

#### 3:30 pm BETHEL SCHOOL DISTRICT – GC/CM

- *New Bethel High School Project*

**Panel Members Present:** Ato Apiafi, Kurt Boyd, Jim Dugan, Brian Holecek, Art McCluskey, Young Song, Louise Sweeney, and Taine Wilton

- Project Cost: \$228.8M
- Project is a 285,000 sq ft two-story replacement High School with multiple wings and courtyard areas. Additional facilities will include student, staff, and bus parking areas; tennis courts; sports fields, including an artificial turf football field; and associated site and off-site infrastructure improvements.
- Funding was secured in full through 2019 bond issue and will include a robust contingency fund.
- Project just meets RCW Requirements for GC/CM
- Qualified Team with experience.

#### Public Comment:

**Sam Comer** with *Cornerstone General Contractors*. They specialize in K12 construction and have executed many projects of this size utilizing the GC/CM method. Looking at the complexities of the site and the overall project outlined by Bethel, it appears that it would benefit from having a GC/CM on board to help complete the design and permitting phase of the project and into construction. This would maximize the value that they're able to give their constituents. Cornerstone has recently gone through the process in pursuit of a project with the district, and it was a very fair and equitable process. Sarah and her team have educated themselves well on the GC/CM process and surrounded themselves with a very qualified team with Phillip at NAC and Chuck at Handline. We urge the Committee to support acceptance of this project for utilizing GC/CM.

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### Deliberation:

The panel expressed a minor concern about the contingency percentage, but this project is a good use of GC/CM, does meet the statute requirements and the team has experience and capacity to complete the project. This is a big project with a very short schedule.

### Conclusion:

*Jim Dugan made the motion to approve this project application and Kurt Boyd seconded the motion.*

***Approval 7/8; One member strongly felt this project is not ready for GC/CM approval.***

**4:18 pm ADJOURN**

### Guests:

Albanese, Lisa; Port of Seattle	Mayer, Erin; Absher Construction
Bare, Nick; Grant Co. PUD	McCanna, Mike; Absher Construction
Berg, Bradley; Counsel Foster Pepper, LLC	McShane, Nicole; TCCO
Biabak, Rebecca; Integrus & YGH Architecture	Melson, Cathy; Absher Construction
Bishop, Glenda; CEO Quincy Valley Medical Center	Miche, Bret; Graham Construction
Blankenship, Becky; PIC Hill International, Inc.	Miller, Jonathan; Sr. Project Manager OAC Services
Brown, Nicole; Project Manager Parametrix	Mooseker, Karen; Exec Dir w/Mukilteo School District
Burke, Jack; TCCO	Nguyen, Tin; Sr Mgr w/Port of Seattle
Christianson, Kristoffer; Spee West Consultants	Oremus, Kevin; Hutteball & Oremus Architecture
Clark, Dale; CBRE	Peden, Dave; Coffman Engineers
Coccia, Sara; Director Bethel School District	Peterson, Angela; Port of Seattle
Cody, Dan; Parametrix	Peterson, Eric; Graham Construction
Coleman, Lawrence; WMBE Program Manager	Pond, Katie; Hutteball & Oremus Architecture
Colley, Chris; Graham Construction	Porter, Anne; Director w/ Port of Seattle
Comer, Sam; Cornerstone General Contractors	Potts, Brandon; Bouten Construction
Cross, John; Korsomo & BCRA	Raschkew, Kyle; BNBuilders
Davidson, Ann; Port of Seattle	Riedel, Philip; PIC, NAC Architecture
Deterson, Angela	Roth, Trish; King County
Dobyns, Bill; CBRE & CPARB Vice-Chair	Russell, Jeff; Dep Chief Kitsap Co Fire Dist/ Poulsbo Fire
Dryden, Jeff; Asst. PM Bethel School District	Russell, Randy; Superintendent Freeman School District
Francisco, Eileen; Director, Aviation Proj Mgt Group	Saelee, Darius
Fronsmann, Rhiannon	Sawyers, Nichole; Poulsbo Fire
Gardella, Daemon; OAC Services	Sellgren, Kayleah; Lydig Construction
Gillard, Jim; Fire Chief & Proj Dir, Kitsap Co Fire District	Soto, Frank Jr.; Fire Chief Spokane Valley Fire Dept
Glenisky, Jamie; Construction Mgr Bethel School District	Spolestra, Michoan; Absher Construction
Gomez, Cisco; Project Manager Mukilteo School District	Steinolfson, Alan; Dir Finance, Freeman School District
Gonzalez, Nick; Bouten Construction	Stenvall, Amy; Fiscal Analyst Mukilteo School District
Hartung, Chuck; GC/CM Advisor Hainline	Storaasli, Denise; Marketing Director AHBL, Inc.
Hastings, Jay; Clark Construction Group	Sweet, Brian; Sr Construction Manager Port of Seattle
Hatley, Tom; Deputy Fire Chief, Spokane Valley Fire Dept	Tackett, Bethany; FORMA Construction
Henderson, Shelly; Director Cap Proj, Mukilteo Sch. Dist.	Thomas, Scott; Port of Seattle
Hutchinson, Rebecca; Mahlum Architecture	Urback, Mary; Urback, PLLC
Jacobs, Cheryl; NAC Architecture	Vay, Kevin; Poulsbo Fire Dept
Jenks, Abram; Construction Proj Mgr Klash Group, Inc.	Wallace, Graehm; Perkins Coie
Jobs, Dave; Principal in Charge OAC Services	Waltman, Siobhan; Mukilteo School District
Johnson, Lucas; Ethos Civil	Ward, George; Aldrich & Associates, Inc.
Klein, Mica; Legal Counsel Perkins Coie, LLP	Warne, Brendon; Aldrich & Associates, Inc.
Kunkel, Joe; Owner, The Healthcare Collaborative	Weholt, Kris; SpeeWest Construction
Kurtz, Dan; Partner In Charge, Trinity/NAC Architecture	Woods, Cliff; Grant Co. PUD
LaFranchi, Philip; Proj Manager, Mukilteo School District	Zahn, Janice; Acting Dir of Engineering Port of Seattle
LeFever, Kevin; TCCO	

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***Guests:***

Ludeman, Jeff; Intergrus Architecture	<i>Unidentified</i>
Luther, Wendy	<i>1206*4665636</i>
Marquardt, Paul	<i>1206*63962297</i>

***Total Project Approvals for December 1, 2022:***

- 3 Design-Build projects totaling \$16,492,637
- 2 GC/CM projects totaling \$699,229,938 **Total for September: \$297,761,082**
- Alternative Subcontractor Selection Applications Reviewed and approved: 0