

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

March 24, 2022

Minutes

Virtual Meeting via ZOOM

Members Attending:

Mike Shinn , Specialty Subcontractors (<i>Chair</i>)	Jeff Jurgensen, Construction Managers (<i>Vice Chair</i>)
Eza Agoes, Owner Transportation	Brian Holecek, General Contractors
Ato Apiafi, Minority/Women-Owned Business	Dave Johnson, General Contractors
David Beaudine, Construction Manager	Art McCluskey, Owner General Public
Becky Barnhart, Design Industry - Architects	Jessica Murphy, Owner – Counties
Alexis Blue, Owner – Higher Education	Jeannie Natta, Owner – Higher Education
Kurt Boyd, Specialty Subcontractors	Mark Ottele, General Contractor
Timothy Buckley, Private Sector	Mike Pelitteri, Specialty Subcontractors
Kyle Dilbert, Owner – Ports	Linneth Riley Hall, General Owner
Jim Dugan, Construction Manager	Young Sang Song, Disadvantaged Businesses
Thomas Golden, Design Industry - Architects	Louise Sweeney, Owner – Higher Education
Jeff Gonzalez, Owner – State DES	David Talcott, Design Industry – Engineer
Cory Hamilton, Owner – Public Hospitals	Kyle Twohig, Owner – Cities
Sherry Harris, Minority/Women-Owned Business	Taine Wilton, Owner – School Districts

8:00 am BUSINESS MEETING

Board Chair: Mike Shinn

Full Committee (28 members)

- Welcomed new member Young Sang Song as the PRC’s first DBE representative.
- A Mentoring subcommittee was formed to develop a mentoring program (7 members)
- An Onboarding subcommittee is in development.
- 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. Moving forward each member is asked only to state their name and their stakeholder group during reviews. Members were reminded to avoid any activity that could lead to a perceived conflict of interest or unethical conduct.

9:00 am LAKE WASHINGTON SCHOOL DISTRICT – GC/CM RECERTIFICATION

Review Chair: Dave Johnson; Full Committee in attendance

(24 voting members; *Becky Barnhart, Jeff Jurgensen recused themselves*)

- LWSD was one of the first school districts in the state of Washington to achieve the agency certification status.
- Continuous improvement process is being utilized
- Lessons Learned:
 - Establishing minimum participation goals for each group
 - Tracking those goals both on a project and overarching program basis
 - Developing internal processes for subcontractor outreach to target recruitment for underutilized perspectives
 - Seeking or developing partnerships with K-12 Designers and general contractors for mentorship programs and the active development of small, women & minority owned business
 - Collaboration with other school districts and public agencies on setting similar standards and reevaluating those goals every biennium.

Public Comments:

Tim Casad is the Vice President of pre-construction with Lydig. They fully support Lake Washington school district’s recertification. We have worked with them on 3 GC/CM projects in the last five years. Lydig feels the Lake WA School District is highly successful with a great team who knows the process and how to collaborate. They we fully support their recertification.

Dave Flynn is the President with Cornerstone General Contractors. voiced his support for Lake Washington's agency recertification this morning. As a general contractor who primarily focuses on K-12 alternative delivery, they have direct

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experience working with school districts across the region, including Lake Washington. Cornerstone has direct experience with Lake Washington and feels they are highly qualified and skilled in using this delivery method. Lake Washington School District has a strong support team and in the marketplace Lake Washington has an excellent reputation and are considered a preferred owner amongst GCs and subcontractors alike.

Deliberation:

Panel members feel this applicant has the internal knowledge and experience with GC/CM to be successful. The presentation was very well done and the lessons learned they shared are appreciated. The applicant shared their plan to utilize and track their efforts to utilize small and disadvantaged businesses. Sharing the DBI usage metrics will be important for everyone as we all move into the future.

Conclusion:

Timothy Buckley made the motion to approve this recertification application and Linneth Riley Hall seconded the motion.

Unanimous Approval 24/24

10:00 am City of Shoreline – Shoreline Parks Improvement Bundle Progressive DB Project

Panel Chair: Brian Holecek

Panel Members: Becky Barnhart, Jeff Gonzalez, Sherry Harris, Jeff Jurgensen, Art McCluskey, Linneth Riley Hall, and Louise Sweeney

- Project Cost: \$29M
 - Upgrades of parks which were planned by PFAC and funded by a previously passed bond
 - Very experienced team of consultants for an inexperienced owner with design build.
 - This project delivery method is important as there is limited budget for parks projects, and it is crucial to accomplish what was promised
 - Meet with completed and approved very quickly

Public Comment: *No Public Comments*

Deliberation:

The panel felt the City of Shoreline articulated their diversity and inclusion plan very well. This is a great project for progressive Design-Build, and definitely meets the RCW,

Conclusion:

Sherry Harris made the motion to approve this project application and Becky Barnhart seconded the motion.

Unanimous Approval 7/7

11:00 am S3R3 Solutions Inc. – Maintenance Facility Hangar DB Project

Panel Chair: Jessica Murphy

Panel Members: Eza Agoes, Alexis Blue, Kyle Dilbert, Sherry Harris, Mark Ottele, Mike Shinn, David Talcott

Presentation:

- Project Cost: \$38.8M
 - New Maintenance facility for working on aircraft
 - Productivity study completed showing the need for a new facility
 - Time is crucial due to the schedules of maintenance for the planes
 - Innovation and creativity are crucial to build a facility that serves this client's needs but also if they leave will serve generic needs in the future.
 - Lessons learned were presented for progressive design build from a very recent project
 - Very experienced team and very active owner.
 - Concern was raised by one member as funding was not in hand. However, the funding needed, or budget presented was more than adequate and the owner stated they are not moving forward without commitment of tenant and funding in hand.

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Public Comments:

Rob Decker with Garco Construction in Spokane, WA. He’s had 15 years of experience with DB & GC/CM projects and feels S3R3 runs good projects and has faith this one will be successful too.

Deliberation:

The presentation was good and the project is appropriate for Design-Build. There was some discussion about whether or not funding must be secured prior to PRC approval. The project meets the basic RCW requirements and has a great team onboard.

Conclusion:

Mark Ottele made the motion to approve this project application and Mike Shinn seconded the motion.

Project Approved 7/8; David Talcott voted against.

12:00 pm ADJOURN

Guests:

Anderson, Corey; Fisher Construction	Mitchell, Jeff; Coffman Engineers
Anderson, Maggie; Parametrix	Mortenson, Carston; Coffman Engineers
Battaglia, Scott; Garco Construction	Norris, John; City of Shoreline
Beth Book Room; OAC Services	Parish, Robert; Osborn Consulting
Bordwell, Jeff	Pearson, Madison; Osborn Consulting
Buck, Brian; Director Lake WA School District	Pond, Katie; Hutteball & Oremus
Burgess, Roselynn	Reese, Tom; MGAC
Burns, Jason	Robertson, Betsy; Deputy Mayor City of Shoreline
Casad, Tim	Sanchez, R
Cody, Dan; APD Procurement with Parametrix	Schultz, Jill; Osborn Consulting
Coleman, Todd; S3Rs Solutions	Shewell, Stacy; OAC Services
Decker, Rob; Garco Construction	Spoelstra, Michoan; Absher Construction
DeGooyer, Laura; CP Mgr Lake WA School District	Stenvall, Amy
Doyle, K	Storaasli, Denise
English, Chris	Tackett, Bethany
Flynn, Dave	Takehara, Grace
Friedi, Eric; City of Shoreline	Tarry, Debbie; City of Shoreline
Geri	van der Lugt, Lisa; OMWBE/CPARB
Holzer, Ina	Wallace, Graehm, Perkins Coie
Jameson, Sondia	Wood, Karen; Mahlum
Jeppeson, Kelsie; Osborn Consulting	Woolley, Jeremy
K, Eleanor	Yang, Olivia; WSU, Assoc VP Facility Services
Keeley, Kasia	Zahn, Janice; Port of Seattle\CPARB Chair
Kinthead, Kas; Osborn Consulting	<i>Unidentified:</i>
Lane, Sara; Admin. Sves Director City of Shoreline	<i>1360*514</i>
Lian, Jason; Forma Construction	<i>1509*166</i>
McDonald, Jason; Garco Construction	<i>1509*348</i>