

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

July 28, 2022

Minutes

Virtual Meeting via ZOOM

Members Attending:

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

8:00 am BUSINESS MEETING

Chair: Jeff Jurgensen\Kyle Twohig; Full Committee of 28 members in attendance

- 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 make changes to the Bylaws to help discourage the perception of conflict of interest.
 - Note that PRC members are to encourage clients and applicants to avoid advertisements prior to 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 prior to advertisement.
 - 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 Chair: David Beaudine

Panel: Eza Agoes, 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.

Public Comments: *No Public Comment*

Deliberation:

The panel feels use of all three ASSP is appropriate for this project. Even though the project was approved prior to the new legislation, the panel appreciates the follow-through and helps set a good example.

Conclusion:

Jessica Murphy made the motion to approve this project application and Mike Shinn seconded the motion.

Unanimous Approval 8/8

10:00 am CITY OF SPOKANE VALLEY – PROGRESSIVE DESIGN-BUILD
- *City of Spokane Valley City Hall Remediation Project*

Panel Chair: Thomas Golden

Panel: Jim Dugan, 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

Public Comment: *No Public Comment*

Deliberation:

The panel feels the presentation was well presented, the applicant has a good team, the delivery method is appropriate for the project

Conclusion:

Jim Dugan made the motion to approve this project application and Linneth Riley Hall seconded the motion.

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 Chair: Jeff Gonzalez

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

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- Project Cost: \$457M
- In March 2013, a federal court injunction required WSDOT to significantly 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 banded 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

Public Comment: *No Public Comment*

Deliberation:

The panel feels this was a well-done presentation, PDB is the right delivery method for the project.

Conclusion:

Sherry Harris made the motion to approve this project application and Young Song seconded the motion.

Unanimous Approval 8/8

12:00 pm LUNCH BREAK

12:30 pm CITY OF EVERETT – GC/CM

- City of Everett Municipal Building Public Works Tenant Improvements Project

Panel Chair: Timothy Buckley

Panel: Ato Apiafi, 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 at this time.

Public Comment: *No Public Comment*

Deliberation:

The panel feels they have a good team, this project checks all the boxes and should be a good project.

Conclusion:

Jeff Jurgensen made the motion to approve this project application and Vicky Schiantarelli seconded the motion.

Unanimous Approval 7/7

1:30 pm NORTHSHORE SCHOOL DISTRICT – PROGRESSIVE DESIGN-BUILD

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

Panel Chair: Kyle Twohig

Panel: Art McCluskey, Mike Shinn, Young Song, Louise Sweeney, Tim Thomas, 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, fully inclusive playgrounds and improved site circulation and parking.
- Funding through capital bond approved in February 2022
- Meets RCW Requirements
- Qualified team with capacity

Public Comment:

Brian Aske with *DBIA NW and Lease Crusher Lewis*. He encourages the PRC to approve this application for the Northshore School District. He believes all they're doing makes total sense and is properly leveraging the progressive Design-Build delivery system. They've put together a good and experienced team to make this project successful. He highly encourages approval of this application.

Ruth Baleiko with *The Miller Hull Partnership*. Having worked with Dri and her staff at that organization, she thinks they are well poised with the skill set of running multiple projects under one Design-Build contract. and You know, years ago were already quite savvy about the advantages it would bring to their constituents. They have a really diverse demographic and Community make up and are well poised to build upon what is already an established successful record. She recommends approval of this project.

Sam Cormer with *Cornerstone General Contractors*. He's a Northshore parent and has had the privilege of working with this district and this team on multiple projects in the GC/CM delivery method. He has the utmost confidence that they'll be able to deliver successfully with progressive Design-Build. As a member of that community, seeing this district and this team brings immense value to us, who are served by the Northshore School District. We would like to voice our support for this application and our confidence that these this product will be successful under this team and this leadership.

Philip Riedel with *NAC Architecture*. He has had the opportunity to work with OAC and the district on the plans for each of these sites, review the site conditions and the feasibility diagrams that the panel has seen today. All of these projects are feasible, but they also are each complex in their own ways. Having a Design-Build team on board will be a benefit. In addition to the scheduling and planning benefits that were already talked about, there will be a benefit to figure out the best solution and get the most value. At each site, the district has orchestrated very careful process up to this point and he anticipates that that will continue going forward. OAC's organization has been very impressive as well. He recommends the PRC vote yes to approve this this package for progressive Design-Build.

Karen Mooseker, *Executive Director of Support Services of Mukilteo School District*. She wanted to express her support for this project for the Northshore School District. They have the expertise to manage these projects, and as mentioned during the presentation, these voter-approved school district capital bonds are very hard to come by. Taking this approach will really allow them to ensure the best benefit of those dollars to the public and get these projects done successfully.

Kevin Oremus *Kevin Oremus with Hutteball + Oremus Architecture*. He's had the privilege of being the architects for the school district's last major project. He can attest that they are a highly capable progressive district and the last project they applied the necessary resources to made the project successful. He encourages supported for this project.

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Deliberation:

The panel feels this is the best delivery method for the project, great use of bond funds, great seasoned team.

Conclusion:

Mike Shinn made the motion to approve this project application and Taine Wilton seconded the motion.

Unanimous Approval 7/7

2:30 pm ADJOURN

Guests:

Anderson, Maggie; Parametrix	Matthews, Brian; PM Pierce Transit
Aske, Brian; DBIA NW & Lease Crutcher Lewis	Mattson, Larry
Baleiko, Ruth, The Miller Hull Partnership	Mayer, Erin; Absher Construction
Bambach, Cliff; Plan. & Design Admin. Northshore Sch Dist	McCanna, Mike; Absher Construction
Bauccio-Teschlog, Theresa; Proc Mgr City of Everett	McClaran, Ashley; Program Manager OAC Services
Bhalla, Ricky; Region Asst. Const. Engineer WSDOT	Mendez, David; Construction Manager CBRE Heery
Boone, Karen; WSDOT	Moody, Lone
Calissendorff, Sandra; Northshore School District	Mooseker, Karen; Mukilteo School District
Chapman, Rick	Nebergall, MaryLou: Asst Region Admin WSDOT
Christopher, Chris; Director of Construction WSDOT	Noga, Jesse
Churchill, Paul; Abbott Construction	Nokes, Kim
Cody, Dan; GC/CM Proc. Mgr & Consultant Parametrix	Oremus, Kevin; Hutteball & Oremus Arch.
Comer, Sam; Cornerstone General Contractors	Ralph, Dri; Exec. Dir of CP&O Northshore School Dist
Cummings, Lori	Riedel, Phillip; NAC Architecture
Davis, Adam; Pierce Transit	Ritter, Glenn; Project Manager City of Spokane Valley
Dean, Mara	Roberts, Sian; Miller Hull
DeGraffenreid, Ashley; Pierce Transit	Rosen, Corrie; Mithun
Dobyns, Bill; CBRE & CPARB VC	Rumbaugh, Matt; NAC Architecture
Doyle, Kim; Project Manager Mackenzie	Safford, Emily; NAC Architecture
Duncan, Bonnie; NAC Architecture	Sammet, Jim; Asst Proj. Engineer WSDOT
Elliott, Bill	Sanchez, Ruben; Plan. & Proj Manager City of Everett
Everson, Marc; Abbott Construction	Shannon, Mike
Flanagan, Kevin; NAC Architecture	Shewell, Stacy; Director OAC Services
Gimmestad, Curt; Absher Construction	Shilley, Linda; Pierce Transit
Graham, Naomi; Pierce Transit	Soule, Heidi; Pierce Transit
Grewal, Leslie-Ann; Huitt-Zollars, Inc.	Spolestra, Michoan; Absher Construction
Hall, Todd; Northshore School District	Sproger, Meiling; AHBL
Harris, Jeff; Parks & Fac. Asst Director City of Everett	Stanton, Alanna; Mithun
Helbig, Bill; Capital PW Director City of Spokane Valley	Stecher, Sean; Milne Electric
Henderson, Shelly	Stenvall, Amy
Hillinger, Howard; Parametrix	Storaasli, Denise; AHBL
Hindmarsh Wilcox, JoAnn; Mithun	Tackett, Bethany
Holzer, Ina; Sr. PM OAC	Thaxton, Robynne; Thaxton Parkinson, PLLC
Hong, Johnny; Integrus Architecture	Tibbets, Jessica; Absher Construction
Jacobs, Cheryl; NAC Architecture	Vena, Justin
Johnson, Lucas; Ethos Civil	Wall, Francis; Huitt-Zollars, Inc.
Jones, Brian	Whittier, Dan; MacDonald-Miller
Joung, Sung; Plan. & Design Admin. Northshore Sch Dist	Wiser, Doug; Project Manager Parametrix
Kokenge, Kyler; WSDOT	Wu, Henry
Leonard, Bob; Parks & Fac Director City of Everett	Yang, Ngan-Ha; Northshore School District
Lesko, Niki; Mahlum	

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Guests:

Lewing, Jake	<i>Unidentified:</i>
Luqman, Mohammad	<i>Davis.JG</i>
Mantz, Gloria; City of Spokane Valley	<i>Hansonb's iPhone</i>
Mark, Dawn; Northshore School District	<i>Tegan</i>