

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

July 25, 2019

Minutes

Northwest Carpenters Facility
25120 Pacific Highway South
Kent, Washington 98032

Attendees:

Ato Apiafi, Minority and Women Businesses	Art McCluskey, Owner – General Public
Kyle Dilbert, Owner – Ports	Sherrie Montgomery, Owner – Higher Ed
Quinn Dolan, General Contractors	Jessica Murphy, Owner – Firms
Jim Dugan, Construction Managers	Sam Obunike, Design Industry Engineering
Tom Golden, Design Industry Architect	Mark Ottele, General Contractors
Rustin Hall, Design Industry Architects	John Palewicz, Owner – Higher Ed
Howard Hillinger, Construction Managers	Edward Peters, School Districts
Dave Johnson, General Contractor	David Talcott, Design Industry Engineering
Jeff Jurgensen, Construction Managers	Kyle Towhig, Owner – Cities

8:30 am Business Meeting & New Member Orientation.

- New members Q&A
 - New members introduces themselves and talked about their experience within the construction industry and alternative public works.
- Will schedule Certifications and Recertifications during the middle of the day on future agendas.
- Continuing discussion re: In-person interviews
 - Do we want to add language to allow applicants to remotely present?
 - Leave open for applicant to decide if they even want to give a presentation or not. *(Not required)*
 - Must have a public meeting so the public has an arena to comment. *(Required by statute)*
 - Technology must be available, but will always have the possibility to not be adequate.
 - Consider at least 1 public meeting in Eastern WA a year. *(Not approved)*
 - Give applicants the opportunity to send in a video instead of in person interview? *(No action)*

9:00 am University of Washington GC/CM Recertification

Chair: Jim Dugan

Panel: Full Committee

Presentation: John Chapman reviewed the organization chart for University of Washington. There are three directors that are responsible for delivering a portfolio of projects. In the last several years UW has delivered a number of projects of all sizes, and have pivoted towards GC/CM projects in recent years. In 2018, there was 86 individual firms used, with 11 percent WB certified. UW are leaders in GC/CM methodology.

Public Comment: *No public comments.*

Deliberations:

UW are the leaders, innovators of GC/CM. It's obvious that this department is keen to expand, develop and refine it's processes. With GC/CM, we try to bring our general contractor on board before we select the design team. We are now beginning to bring our commissioning agent on right at the very beginning of the project to inform the MVP side of the controlling 75-80 percent of the costs on the job.

Unanimous Approval 20/20

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10:00 am **Ferndale School District GC/CM Project**

Chair: Sherrie Montgomery

Panel: Tom Golden, Rustin Hall, Jeff Jurgensen, Sam Obunike, John Palewicz, Kyle Towhig, Jim Dugan

Presentation:

Ferndale has one high school and it's the biggest high school in Whatcom County. The bond passed last February so we're very excited about it. We have approximately 1400 students. It's a sprawling campus with a lot of different buildings including a bus garage. We know this project will be complex and have selected a team with the GC/CM process in mind.

The project is a little over 200,000 sf for a replacement high school, which will be constructed on campus next to the existing buildings while school is in session. There are a lot of site constraints and limited access on the site. At the end of the project, the existing buildings on campus will be demolished with the exception of the existing performing arts center. We meet three of the six qualifying criteria for using the GC/CM process.

We have lots of experience with GC/CM process all across the board. The project is roughly \$124.4M. We look forward to having the contractor on board to help us refine the budget. Mark Deebach reviewed internal controls for reviewing expenditures. They have added three additional levels of review and control to their process.

Public Comment:

Drew Phillips, Forma Construction – There may be underground utilities between all these individual buildings, through the parking lots and fields that may add more complexity to the project. There will be a lot of underground work.

Matt Lubbers, CBN Builders – It is an attractive job for the GC/CM community. With the sheer size and complexity it will be important to have the GC/CM involved early in the schematic design.

Deliberations:

They have a truly experienced team that can help the school district get over the prose and realize the value of GC/CM. Their budget seems sufficient with appropriate contingencies in place. There is a need to take it to the next level of coordination in terms of how to execute material deliveries, laying down and teaching students safely. On a high school campus there are so many unknown things, and if they manage their budget well they will want to invest in other kinds of things on campus. It is important to be thoughtful about how to write the RFQ, and widen that to every possible variable and value that can be added to reinvest moneys as they go on in the project.

Rustin Hall made a motion to Approve this application. Jim Dugan seconded the motion.

Unanimous Approval 8/8

11:00 am **Kennewick School District**

- Southridge HS Classroom Addition & Athletic Improvements GC/CM Project

Chair: Jeff Jurgensen

Panel: Ato Apiafe, Tom Golden, Sam Obunike, John Palewicz, Sherrie Montgomery, Kyle Towhig

Presentation:

Dave Bond, Superintendent of the Kennewick School District introduced the team and presented the organizational chart. The district has grown by 4,000 students during the last 10 years, at a rate of about 400 per year. With the legislature's efforts to reduce class size, we have a great need for expanding our facilities.

Kennewick usually does design-bid-build. The Southridge project is extremely unique. It will involve a lot of interaction with student and the construction project because of the way it's set up. It's a 50 acre campus and will impact about 30 of those acres. There are three main aspects to the project: Athletic field improvements, a 4,000 sf weight room addition, and a 26,000 sf classroom addition that consists of 10 science classrooms and two SPED rooms.

This is an open campus. The majority of students get to school by bus or driving. A new bus route will be constructed by the time we're in construction, and there's a fire lane to think about. One of the things we're hoping to achieve in the GC/CM process is the potential to build the weight room in the summertime to mitigate impacts to the south side of campus. We want to work with a partner that can help us determine the best locations for temporary walls and temporary facilities, and minimize the vibration while we're tying in the structural steel to the building.

We'd like to bring the GC/CM in approximately six months prior to finalizing the current CBs. There's still added value in getting critical input for a bid pack, phasing, and bringing in construct and build overview. This is worthy of the GC/CM process to mitigate risks in safety and student management. The GC/CM process will give us a chance to work with the contractor ahead of time, plan all those complex issues, and helping with critical student management. The size of the project caused us to seek GC/CM, although the budget is only \$13M.

Public Comment:

Rustin Hall, graduate of Kamiakin High School – GC/CM absolutely applies to this project. Look at their website. Let's keep the students first in this discussion. And maybe clarify succession.

Deliberations:

The team has a very good inner structure, and they have good experience to do these projects and GC/CM. The project coordinators are going to be delegated more than they probably ever have. It's unfortunate that the contractor couldn't have been brought on board earlier. They may not get the full benefit by only having the contractor on board when construction happens.

Kyle Twohig made a motion to approve this project. Sherrie Montgomery seconded the motion.

Unanimous Approval 7/7

12:30 pm **Mead School District - New Mead Elementary School GC/CM Project**

Chair: Kyle Twohig

Panel: Ato Apiafe, Jim Dugan, Art McClauskey, Sherrie Montgomery, Sam Obunike, Mark Ottele, John Palewicz

Presentation:

Ned Wendle, executive director of Mead School District introduced the project team and presented the organizational chart. The Mead School District has \$115M operating budget and 10,300 students. We're growing by 300 kids a year. He reviewed the extensive GC/CM experience of himself and the team.

The elementary school project would start while the middle school project is finishing up construction. The project budget is \$20M for construction costs, and that important aspect is the contingencies we've set up for changes. We just began schematic design. We have put out solicitation for general contract with GC/CMs and have that full review. There is a tight design schedule which will require an early site package done separately. We have a hard date mandated by the board to be open for the school year 2021-2022.

The GC/CM allows us for the early packages working on the site to get moving early. We also know about the escalation concerns so getting real time pricing from a GC/CM is extremely valuable. There are several complex scheduling coordination that needs to take place. It is also important to have the GC/CM during the design phase. The value engineering constructability is critical through the design phase. It is a complex and technical work environment. There are very close neighbors to both the north and south that are very vocal. Having a GC/CM on board in previous projects proved very valuable in getting in front of the community early.

We want to take advantage of the GC/CM in managing the geographic layout and intake management. This will be an occupied site during construction, with the northwest corner under construction for the first 3-4 months of our work. This elementary school number 10 project is a good candidate for the GC/CM alternative delivery model.

Public Comment: *No public comments.*

Next meeting: September 26, 2019

Deliberations:

The team is clearly qualified. The project is a very soft GC/CM. There are challenges in some of the soils and rock, but the GC/CM will probably help them with that. They have a fairly aggressive landscape to convert.. Clearly the team has the competencies to do this, keeping in mind their savings and success on the previous two projects.

Jim Dugan made a motion to approve the project. Ato Apiafe seconded the motion.

Unanimous Approval 8/8

1:30 pm **Fife School District GC/CM Project**

Chair: Ed Peters

Panel: Ato Apiafe, Howard Hillinger, Art McClauskey, Sam Obunike, Mark Ottele, Kyle Towhig

Presentation:

Justin Rogers, ESD 112, introduced the team and reviewed the organizational chart.

Fife School District would like to build a new K-12 elementary school on the existing occupied site, which is approximately 113,000 sf and serves approximately 850 students. The total project budget is \$76.6M.

This project has an aggressive schedule. The schematic was started early in the discussions between the City of Fife and Integris Architecture, and they have a traffic engineer as well as several district consultants. They anticipate going out with an RFQ directly after approval of GC/CM. We anticipate final completion August 2021.

We believe we qualify easily for three of the criteria for GC/CM. We will have two contractors working adjacent to each other which adds complexity and challenge. The other project is a maller STEM project, which is about six months behind the elementary school in design and construction. There are many administrative buildings on campus so this a tight campus site.

Public Comment: *No public comments.*

Deliberations:

The Project meets the criteria for GC/CM. They have an impressive team, but need to bolster their WMBE planning. They are advised to check out Seattle and Tacoma Public School Districts for examples of well thought out diversity plans.

Sam Obunike made a motion to approve this application. Ato Apiafe seconded the motion.

Unanimous Approval 7/7

2:30 pm **Pierce Transit - Bus Rapid Transit Project GC/CM Project**

Chair: Art McCluskey

Panel: Ato Apiafe, John Palewicz, Ed Peters, Sam Obunike, Mark Ottele, Mike Shinn

Presentation:

Tina Lee, Pierce Transit Planning Manager, presented the team and an overview of the project. The purpose for the project is to establish a north-south high-capacity transit corridor from the southern portion of Pierce County into downtown Tacoma. There is a high transit demand along the corridor. Transit services are becoming unreliable due to congestion. There's high population and employment density and the corridor along Pacific Avenue is developing and will be growing over the next 20 years. This corridor includes about 1.2 million boarding's annually, which is 12 Percent of our service.

The board adopted a hybrid alternative that has median lanes, which creates challenges, and there is an aggressive schedule to begin revenue service by the beginning of 2023. One of the challenges are that it is occupied. This is a state route with a lot of traffic and bus services. Also, it's a heavily developed area that means we need to maintain access over 14.4 miles during this

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construction project. WSDOT has required that Pierce Transit study potential roundabouts. The challenge of doing roundabouts and maintaining traffic through the roundabouts during construction is another complexity.

This is a \$150M project, which is inclusive of the equipment. \$90M is currently in hand with the other \$60M being an FTA grant. We need a lot of GC/CM input about how to deal with different funding flows. We would like the GC/CM on board when we're at the 30 percent design point. WSP has been selected as a designer. The project fits for the five GC/CM qualifications. In addition, it qualifies as heavy civil because it's primarily infrastructure.

There are three major authorities having jurisdiction: City of Tacoma, Pierce Transit and WSDOT. We are going to be redoing a lot of the signals on the route. This will impact a lot of Tacoma. It's a federal project and has to meet federal standards for community engagement. Our plan is to utilize the Sound Transit model. We need the GC/CM on board to make the commitments work, and there are a lot of systems involved in terms of transit systems. There are a lot of complexities.

Parametrix has been selected as a GC/CM advisor and also for CM support. The designer is WSP, formerly known as Parsons Brinckerhoff. These teams have experience with this type of delivery method.

Public Comment: *No public comments.*

Deliberations:

No deliberations recorded.

Edward Peters made a motion to approve this application. Ato Apiafe seconded the motion.

Unanimous Approval 7/7

3:30 pm **Adjourn**

Guests:

David Beaudine, CBRE Construction	Aleanna Kondelis, University of Washington
Dave Bond, Kennewick School District	Tex Ladish, ESD 112
Scott Brittain, Ferndale School District	Tina Lee, Pierce Transit
Gregory Brown, CBRE Construction	Matt Lubbers, CBN Builders
Doug Carl, Alliance	Cindy Magruder, University of Washington
Brian Carter, Integrus Architecture	David Mendez, CBRE Construction
John Chapman, University of Washington	Brandon Potts, Kennewick School District
Tom Cole, Cornerstone	Linda Quinn, Ferndale School District
Sam Comer, Cornerstone	Justin Rogers, ESD 112
Mark Deebach, Ferndale School District	Laura Sachs, Integrus Architecture
Indy Dehal, ALSC Architects	Linda Shelley, Pierce Transit
Doug Dickinson, Pierce Transit	Trish Sherman, Dykeman
Earl Eastman, Alliance	Troy Stahlecker, University of Washington
Jesse Gilliam, City of Seattle	Mike Stein, Granite Construction
Naomi Graham, Pierce Transit	Steve Tatge, University of Washington
Heidi Hansen, ESD 112	Jeremy Vincent, Ferndale School District
Tim Jewett, Pykeman Inc.	Graehm Wallace, Perkins Cole
Jodi Kittel, ALSC Architects	Ned Wendle, Mead School District