

Hybrid Meeting via ZOOM & Dumas Bay Center in Federal Way

Members Attending:

Kyle Twohig, Owner – Counties (<i>Chair</i>)	Jessica Murphy, Owner – Cities (<i>Vice Chair</i>)
Alexis Blue, Higher Education	Ron Paananen, Design Industry - Engineers
Tim Buckley, Private Sector	Catina Patton, Minority/Women-Owned Business
Mallorie Davies, Construction Trades Labor	Linneth Riley Hall, General Owners
Kyle Dilbert, Owner Ports	Traci Rogstad, Owner Higher Education
Jim Dugan, Construction Managers	Vicky Schiantarelli, Disadvantaged Businesses
Thomas Golden, Design Industry - Architects	Mike Shinn, Specialty Subcontractors
Cory Hamilton, Owner – Public Hospitals	Young Sang Song, Disadvantaged Businesses
Brian Holecek, General Contractors	Kevin Thomas, Construction Trades Labor
Gina Hortillosa, Construction Managers	Lance Thomas, Specialty Subcontractors
Dave Johnson, General Contractors	Tim Thomas, General Contractor
Karl Kolb, Design Industry - Engineers	Anthony Udeagbala, Minority/Women-Owned Business
Art McCluskey, Owner General Public	Taine Wilton, Owner – School Districts
Jeannie Natta, Owner – Higher Education	

8:00 am BUSINESS MEETING

Chaired by Kyle Twohig with 25 members in attendance both virtually and in-person with 8 members absent.

- Chair Twohig coordinated back up panelists due to illnesses and last-minute absences for panels throughout the day.
- Members are asked to consider if they wish to continue 1-2 in person meetings a year. There were only 5 out of the 12 members in attendance, and for the cost and coordination that goes into in person meetings, it will need to be worth the effort and cost to continue them.
- CPARB update
 - GC/CM Best Practices. The GC/CM Best Practices document has been in process of development for the last 3 years and is expected to be available in the spring of 2024. The PRC will be asked to do a thorough review of the draft prior to final publication. This will allow for feedback on the ASSP section.
 - When this document is ready for PRC review, Talia will send it or a link to it out to the Committee.
 - The Education Connections Committee asked the PRC to review the Training Resources document on the PRC Homepage. If there are training resources that are not included that members feel would benefit the construction community, please forward a link to the resource to Talia and she will have the Education Connections Committee review it for inclusion.
 - Jeannie Natta shared that the DBIA is also reviewing the document and assessing if there are other resources they can provide as well.
 - Kevin shared his experience with reviewing the DB Best Practices and asked if the GC/CM Best Practices is expected to be as detailed. Chair Twohig believes it will be and Talia will make sure all PRC members have access to the draft once it is made available for review.
- PRC Panel Reviews
 - RCW 39.10 has very specific criteria to evaluate applications. All the score sheets are based on that criterion. There has been criticism that the PRC as a whole has begun to stray away from statutory criterion during reviews. It is important that all members be cognizant of the need to stay within the PRC’s statute of responsibility. Utilization and inclusion rates are not part of the review criteria, but does talk about proper process for outreach and reporting (DB).
 - PRC members who are not part of the review panel can make public comment providing they are clear that they are not commenting as a panelist and only as a member of the public.
- Alternative Subcontractor Selection Process Discussion per trade
 - There have been questions from some Owners and members of the GC/CM Best Practices Committee regarding the approval of ASSP by Trade. The current practice is to approve them by Trade. If the owner can demonstrate that they understand ASSP and there are components of their project that can benefit by using ASSP, why are we expecting them to identify exactly which components at the time of application. There is no statutory requirement to identify them individually.
 - The question would be, “Does using ASSP make sense to the project?” The Committee could reevaluate the

process and consider options to streamlining it. It's good to hear the reasons an owner wants to use a specific ASSP outside of EC & MC/CM, but if the team demonstrates they are knowledgeable in GC/CM, then they are likely qualified to use ASSP. There is no penalty to NOT using the ASSP the owner asks for, and many owners prefer to have the GC/CM onboard before making that decision.

- Since the PRC put the return process for ASSP in place for previously approved projects, so the PRC can reevaluate that process.
- There were audio technical issues in the room, so Chair Twohig chose to end the business meeting early to allow for some troubleshooting time prior to the first review.

9:00 am ISLAND TRANSIT – DESIGN-BUILD

- Island Transit Hydrogen Infrastructure Project

Panel Chair: Dave Johnson

Review Panel: Tim Buckley, Mallorie Davies, Cory Hamilton, Gina Hortillosa, Ron Paananen, Catina Patton, and Kyle Twohig

- Project Cost: \$8.8M
- Island Transit is committed to decreasing its reliance on fossil fuels and reducing carbon emissions with a goal to reach 100% zero-emissions bus fleet by 2040.
- Hydrogen fueling infrastructure which will include all necessary equipment including an onsite 10,000-gallon capacity Hydrogen storage tank, vaporizers, cryogenic pumps, and dispensers.
- Public Body has adopted WSDOT's DBE goal setting methodology and have a goal of 4.8% for this project.
- Project meets RCW certification criteria.
- Funding is secured through state and local funding.

Public Comments: *No Public Comment*

Deliberation:

There was discussion on whether maintenance is covered by RCW. Only O & M for 3 years is covered. There was further discussion on whether inhouse experience is required, but RCW isn't specific. Applicant clarified their legal team has DB experience via Sound Transit and other owners.

Conclusion:

Tim Buckley made the motion to approve the DB project application and Kyle Twohig seconded the motion.

Unanimous Approval 8/8

10:00 am WESTERN WASHINGTON UNIVERSITY – PROGRESSIVE DESIGN-BUILD

- Student Development & Success Center Project

Panel Chair: Art McCluskey

Review Panel: Cory Hamilton, Jeannie Natta, Ron Paananen, Catina Patton, Traci Rogstad, Tim Thomas

- Project Cost: \$54M
- Build a new Student Development & Success Center of approximately 40,000 GSF on Western's south campus.
- Project funding includes state appropriations, and institutional funds.
- Project team is experienced and augmented with consultants with extensive PDB.
- Project meets all RCW requirements.

Public Comments:

Kurt Haapala, with *Mahlum Architects*. They had the privilege of working with Western on the Alma Clark Glass Residence Hall. It was a progressive design-build, and more recently working with Rick on developing content for the National DBIA Conference. He can attest to the level of education and commitment that Western has invested in in terms of understanding design-build, progressive design-build. It's not just with the capital projects team as that translation of education benefits the users, and in this case, housing, and residence life. He feels that education has served them well, as they move through the projects and the ups and downs, twists, and turns of any project, which is the foundation that has proved to be very successful. The culture of trust that was referenced is alive and well and an incredibly successful

project. He's happy to support Western in their pursuit of approval for moving this project forward as a progressive design-build.

Bill Kent, with Mortensen and the Design-Build Institute of America. As a representative of the Design-Build Institute of America, he can verify that Western has just put Christopher, Alexis, and Tom through the certification workshop and that is not the first time they put team members through. They've had 2 or 3 waves of people take that that workshop, so they are committed to doing design-build done right. And as a representative of Mortensen, they've been involved with several alternative delivery projects on the campus at Western, both progressive design-build and GC/CM. He can verify they're getting the most value out of the use of alternative delivery in the State of Washington.

Alex Rolluda, president of Rolluda Architects in Seattle. They're an SBE/MBE firm. They've had the pleasure over the years to work at Western having completed renovations at Bucannon Tower, Biology building, and Fine Arts. And currently have the pleasure of working on the Western Washington University House of Healing Building which is a progressive design-build project. He wanted to share that Western is committed to MWBE participation. They have a strong scoring and RFQ process, and outreach to local tribal employment rights ordinance. They support this application for the new Student Development Success Center.

Deliberation:

The project was well presented, the team is knowledgeable, and appear to be a strong partner.

Conclusion:

Cory Hamilton made the motion to approve the project application and Ron Paananen seconded the motion.

Unanimous Approval 7/7

11:00 am BENTON COUNTY – PROGRESSIVE DESIGN-BUILD

- Justice Center HVAC Upgrades Project

Panel Chair: Tom Golden

Review Panel: Alexis Blue, Gina Hortillosa, Dave Johnson, Vicky Schiantarelli, Lance Thomas, Kyle Twohig, and Tony Udeagbala

- Project Cost: \$10.4M
- The 275,000 sf Justice Center facility was constructed in 1983 and expanded in 2001, includes both Court & Detention Operations for the entire county, and must meet the Clean Buildings Act standards by June of 2026. Critical updates to the HVAC infrastructure is reaching the end of its useful life and must be upgraded. Upgrades include replacing/retrofitting air handling units, updating/modernizing the Building Automation and Controls System (BACS), and installing a central chilled water system.
- Funding is already secured.
- Project team has experience and is augmented with consultants with extensive PDB experience.
- Project meets all RCW requirements.

Public Comment:

Colin Anderson. He has worked with Robert Riley and the team down there for the last 2 projects and has seen the dedication for them on using the progressive design-build approach has been pretty in depth. They attended the Portland regional meeting last year for the DBIA and have been getting their whole team involved. He wanted to go on record saying that as an owner, they're full in and buying in and doing the right things.

Deliberation:

The panel appreciated the thoughtfulness that went into deciding on the delivery method, and making sure their team is well educated, as well as the local contractors to help shore up the construction community.

Conclusion:

Lance Thomas made the motion to approve this project application and Kyle Twohig seconded the motion.

Unanimous Approval 8/8

12:00 pm LUNCH BREAK

12:30 pm PORT ANGELES SCHOOL DISTRICT – GC/CM

- Stevens Middle School Renovation Project

Panel Chair: Linneth Riley Hall

Review Panel: Jim Dugan, Tom Golden, Traci Rogstad, Kevin Thomas, Lance Thomas, Tony Udeagbala, Taine Wilton

- Project Cost: \$70.9M
- The existing Stevens Middle School does not meet current educational and security standards due to its age and design.
- Project will increase student capacity from 600 to 950 students, include an 87,000 sf addition after demolition of 44,000 sf off the current building, include modernization of 23,000 sf of the PE & athletics building, and will include extensive sitework involving construction of additional parking, sidewalks, landscaping, utility re-routing, and a new field.
- Funding secured through a combination of voter-approved Levy from 2020 and SCAP funding.
- Project team is highly qualified and experienced.
- Project meets RCW requirements.

Public Comment:

Albert Martin with *Skanska USA*. He congratulated the Port Angeles School District for getting the funding approved. He's from Port Angeles and understands the difficulty securing them and upholding the commitment to deliver a project on time and under budget. He reviewed the application and listened to the presentation and understands the complexity of the project. He's worked with Integrus and Banner, and feels they have strong enough experience to help the team be successful. He also feels the GC/CM will be a valued partner towards meeting their goals.

Chris Colley with *Graham Construction*. He echoed Albert's congratulations. Chris has worked with Craig on a Design-Build project and feels he has strong leadership skills and the ability to understand the nuances between Design-Build and GC/CM. He feels they have a strong team and will be successful.

Deliberation:

The panel feels this project meets RCW requirements. The applicant has a strong team with capacity for project success. This school district doesn't have huge projects like this come up often and demonstrated their commitment to their community.

Conclusion:

Jim Dugan made the motion to approve this project application and Kevin Thomas seconded the motion.

Unanimous Approval 8/8

1:30 pm CITY OF WENATCHEE – GC/CM

WITHDRAWN

–Wenatchee Valley Museum & Cultural Center Rehabilitation & Addition Project

2:30 pm PULLMAN REGIONAL HOSPITAL – GC/CM

- Patient Care Expansion Project

Panel Chair: Karl Kolb

Review Panel: Kyle Dilbert, Jim Dugan, Jessica Murphy, Vicky Schiantarelli, Traci Rogstad Brewer, Mike Shinn, and Kevin Thomas

- Project Cost: \$30M
- Facility has outgrown existing physical space and expansion will provide approximately 40,000 square feet of additional space, medical equipment and renovation of existing space.
- Construction site is an essential facility and must remain in operation during construction.
- Team is highly qualified.
- Project is fully funded via passage by voters for \$27.5M and remaining funds will come from general funds.
- Project meets RCW requirements.

Public Comment:

Chris Colley with *Graham Construction*. He stated that he couldn't imagine using another delivery method for this project. With David's expertise and guidance, he feels this team will deliver a high quality healthcare environment and is in full support of this project.

Nick Gonzalez with *Bouten Construction*. He shared that if this project was advertised as a hard bid project, they would not be interested in pursuing a project so complex and phased because of the risk involved to the staff and patients. He feels the team will be satisfied figuring out the benefits with their GC/CM partner. He also stated that he feels this project will greatly benefit the disadvantaged businesses and trade partners in eastern Washington even though that's not one of the scoring criteria. He encouraged the panel to approve the project for GC/CM.

Deliberation:

The panel discussed how the project meets the statute, this is an essential facility which will remain occupied during construction and will have staff on hand to manage the project. OMWBE has staff all over the state that can help with workshops, training opportunities and outreach.

Conclusion:

Jim Dugan made the motion to approve this project application and Mike Shinn and Traci Rogstad seconded the motion. Unanimous Approval 8/8

**3:30 pm CITY OF TACOMA/TACOMA WATER – PROGRESSIVE DESIGN-BUILD
- Tacoma Water New Warehouse/Shops Building Project**

Panel Chair: Jessica Murphy

Review Panel: Alexis Blue, Gina Hortillosa, Mike Shinn, Young Sang Song, Kevin Thomas, Kyle Twohig, and Anthony Udeagbala

- Project Cost: \$17M
- Construct a new, 38,000 sf warehouse/shops building which will be located on the existing site and will be constructed while the current warehousing and shop operations continue to function in the existing building.
- Team is highly qualified with established design and construction oversight.
- Project is funded through a combination of bonds, low-interest loans, and capital and operating reserved.
- Project meets RCW requirements.

Public Comment: *No Public Comment*

Deliberation:

The presentation was very thorough and helped to clarify many of the questions that came up before the Q&A session. One panelist pointed out that the applicant has only had 1 change order in 17 projects. This demonstrated organizational maturity on behalf of the City of Tacoma and while Tacoma Water falls under their certification umbrella, they chose to bring their project to the PRC to ensure all their bases are covered. This project meets all RCW requirements.

Conclusion:

Mike Shinn made the motion to approve this project application and Anthony Udeagbala seconded the motion. Unanimous Approval 8/8

4:07 pm ADJOURN

Guests:

Aichele, Tom; Island Transit	Long, Carol; Mortenson Construction
Alfonso, Layne; GeoEngineers	Maddox, Brett; PCS Structural Solutions
Anderson, Colin	Marrujo, Jake
Babuca, Daniel; WSDOT	Marsh, Eric; Skanska USA
Baker, Kim; P2S	Martin, Albert; Skanska USA
Baldwin, Christine; Mortenson Opsais HKP	Martinez, Julie

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

November 30, 2023

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Guests:

Barnhart, Becky; Integrus Architecture	Martinez, Rubin
Basinger, Mike; ED Director Spokane Valley	Matlock, Dewayne; Puget Sound Gateway Program
Beaudine, David; Turner & Townsend Heery	Mayer, Erin; Absher Construction
Bennett, Merith; Forma Construction	Mead, Christopher
Berg, Becky; Eastmont	Miche, Bret; Graham Construction
Blain, Robert; Benton County	Miles, Austin; Mortenson
Blazek, Julie	Montgomery, Sherry; Western WA University
Bodarya, Mihir; Island Transit Consultant	Olsen, Kris; WSDOT
Breazile, Nate	Olsufka, Spencer; Mortenson Opsais HKP
Brenner, Rick; Western WA University	Palmor, Doug; Skanska USA
Brewer, Martin; Superintendent Port Angeles School Dist.	Peterson, Eric; Graham Construction
Brown, Robin; Vanir Construction	Phillips, Drew
Canna, Mike; Absher Construction	Post, Matt; Hatch
Churchill, Paul; Abbott Construction	Powell, Andrew; Hoffman Engineers
Cody, Dan; Senior Construction Manager Parametrix	Powers, Carol; City of Tacoma
Colley, Chris; Graham Construction	Ramsey, Scott; KMB Architects
Conley, Ian	Raschkow, Kyle
Coulter, Melissa	Ringrose, Scott
Crawford, Tom; Western WA University	Roberts, Sean
Crothers, Will; Integrus Architecture	Rolluda, Alex
Curtin, Jessica; Abbott Construction	Rose, Tim
Danberg, Amy; Puget Sound Gateway Program	Ross, Brian
Dean, DJ; BCRA	Ruttledge, Andrea; Turner & Townsend Heery
Dinh, Anna; Lydig Construction	Schafer, Sam; Integrus Architecture
Dowell, Siobhan; Mortenson	Schaumberg, Cindy
Duce, Nolan; Facilities Director Port Angeles School Dist.	Seanard, Gabe; Skanska USA
Duffany, Adalila; Skanska USA	Shumate, Travis; Absher Construction
Emmingham, Zach	Silke, Micah; Island Transit
Etue, Kelly	Snow, Brandon
Everson, Marc; Abbott Construction	Spolstra, Michoan; Absher Construction
Febus, Steve; CFO Pullman Regional Hospital	Strobel, Jullian
Fieser, Aaron; Puget Sound Gateway Program	Struthers, Matt; The Walsh Group
Forge, Matt	Tackett, Bethany; Forma Construction
Forslund, Terry	Thaxton, Robynne; Thaxton Parkinson, LLC
Fuchs, Steve; Puget Sound Gateway Program	Vanderhorst, Amy; PIC Integrus Architecture
Fulton, Craig; Project Director Vanir Construction	Warnick, Net
Gable, Dean; Hill International	Washington, Michael
Gonzalz, Nick; Boutin Construction	Webb, Nicole; Benton County
Graybeal, Tim; Design Manager	Webster, Michael
Guthrie, Reb; Stantec	White, John
Haapala, Kurt; Mahlum Architects	Whorton, Noel; Skanska USA
Halse, Cody; Coffman Engineers	Wilson, Jennie
Hanson, Andy	Wiser, Doug
Heppner, Meg; Island Transit	Wood, Eric
Hettle, Brad; Balfour Beatty/Howard S. Wright	Wuestney, Pat
Holmquist, Daniel; Puget Sound Gateway Program	York, Kyle; Skanska USA
Holt, LeeAnn; Benton County	
Jaeger, Eli; Mithun	<i>Unidentified:</i>
Jones, Jason; Ankrom Moissan	<i>1602*704</i>
Ken, Jennifer	<i>Anderson, A</i>
Kent, Bill; Mortenson Construction	<i>Drew's Phone</i>

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

November 30, 2023

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Guests:

Kilcup, Brad	<i>iPhone (5)</i>
Kim, Jennifer	<i>Keith</i>
Klein, Mica; Perkins Coie	<i>Klaaskate, D</i>
Knickerbocker, Jessica	<i>PS</i>
Kornegay, Mady	<i>Storaasli, D</i>
Lee, Kristin	<i>Viewer 123</i>
Letourneau, JC; Mithun	<i>Wickman</i>
LIU, Ping	<i>Z, Andrew</i>
Lohr, Marcie; Coughlin Porter Lundeen	

Total Project Approvals for November 30, 2023:

• 4 Design-Build projects totaling	\$ 90,214,253
• 0 Alternative Subcontractor Selection Applications Reviewed totaling	\$ 0
• 2 GC/CM projects totaling	<u>\$ 101,000,000</u>
Total for November:	\$191,214,000

Statistics:

Year to Date Total project Approvals:

DB:	\$1,512,938,115	Traditional DB: 0	Progressive DB: 20
GC/CM:	\$1,681,631,000	Approved Proj: 23	Heavy Civil: 1 w/ASSP: 4
Total:	<u>\$3,194,569,115</u>		

Current number of Certified Agencies: 15

Year to Date Alternative Subcontractor Selection Applications Approved: 17

Types of ASSP Requested:

• EC/CM	6	Cost: \$86.7M
• MC/CM	6	Cost: \$72.2M
• Baggage Handling System	1	Cost: \$35M
• Glazier	1	Cost: \$3.5M
• Specialty Tank Coatings	1	Cost: \$4M
• Kitchen Equipment Contractor	1	Cost: \$6.5M
• Earthwork/Site Improvements	1	Cost: \$7.3M
		<u>Total: \$215.2M</u>