

Virtual via ZOOM

**January 25, 2024 – Day 1**

**Members Attending:**

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

**8:00 am BUSINESS MEETING**

**Chair:** Kyle Twohig\Jessica Murphy

A Committee quorum of 30 members were in attendance with 2 absences.

- CPARB update
- Project Feedback Process Workgroup report by Dave Johnson outlined the current work being done on that joint workgroup.
- GC/CM Best Practices
  - Chair Twohig had a discussion with Nick Datz who is the Chair of the CPARB GC/CM Committee. They would like PRC members to review the GC/CM best practices when they have a full draft ready for review this spring. Committee members interested, can reach out to Chair Twohig.
  - There is a chapter on Alternative Subcontractor Selection Procurement that will be of great interest to the PRC.
- Alternative Subcontractor Selection Process Discussion per trade
  - Committee discussed pros and cons, perspectives of different stakeholders, and general consensus was to keep at a per trade approval for now. Committee will revisit in a few years as more users become adept at utilization and revisit whether blanket approval, subject to following RCW and best practices, may become an option in the future.
- Spring\Fall in-person meetings – the Committee would like to use the same facility as last spring.
- Recruitment for PRC vacancies and expiring positions
  - Kyle Dilbert has taken a position with Sound Transit and has stepped down as the PRC Owner-Ports representative. Stanly Ryder has been identified as a possible replacement and is encouraged to submit a letter of interest.
- CPARB Board Development Committee – Robynne Thaxton reported on activity that will influence PRC term limits over the next few years.
  - To realign the PRC positions so no more than 1/3 of the committee is reappointed at any given year, the CPARB Board Development Committee is working on a temporary solution which will entail a variety of appointment terms from 1 year to 3 years.
  - It will take about 5 years to get the full committee realigned.
  - The future appointments will be by position terms similar to CPARB. When a representative leaves prior to termination of their appointment, the new appointed representative will finish that term and need to reapply if they wish to be considered to be reappointed.
- PRC Members on presentation teams – Talia Baker
  - A question came up regarding whether or not PRC members should be allowed to be on project/certification presentation teams.
  - Talia reached out to the Attorney General’s office, and they do not believe there is a conflict as long as the PRC

- member has been recused from the review panel.
- Chair Twohig will submit a minor revision to the PRC Bylaws to clarify this and alleviate any future concerns in this regard.
- All project and certification reviews are scored based on whether or not the application meets the RCW requirements and are not based on perceived best practices.
- Design-Build Evaluations
  - Vice Chair Murphy made the committee aware of unique applications of progressive Design-Build and reminded the group of our duty to use the RCW criteria to evaluate applicants.

**9:00 am CITY OF SPOKANE VALLEY – PROGRESSIVE DESIGN-BUILD**  
*- Cross Country Complex Project*

**Panel Chair:** Linneth Riley Hall

**Panel:** Tim Buckley, Tom Golden, Gina Hortillosa, Jessica Murphy, Jeannie Natta, Mike Pellitteri, Young Sang Song,

- Project Cost: \$7M
- Project is a 2-kilometer Cross Country course on 46.13 acres of city-owned park property and 15.98 acres of adjacent WA State Parks-owned property. Scope includes a parking lot, a 4,000 sf clubhouse and a bird's news to view the course.
- Funding is a combination of tax revenue, a state legislative capital request, and a combination of grants, private funding, and other opportunities.
- Meets RCW Requirements for Design-Build
- Have a highly qualified team.

**Public Comments:**

*Ashley Blake with Spokane Sports. She supports this project as it will benefit the community and local economy.*

**Deliberation:**

Schedule may be a little unrealistic. Good presentation by the owner.

**Conclusion:**

*Tom Golden made the motion to approve the project application and Jessica Murphy seconded the motion.*

***Unanimous Approval 8/8***

**10:00 am CHENEY PUBLIC SCHOOLS – PROGRESSIVE DESIGN-BUILD**  
*- Craig Road Elementary School Project*

**Panel Chair:** Jeff Gonzalez

**Panel:** Dave Johnson, Art McCluskey, Jeannie Natta, Mike Pellitteri, Linneth Riley Hall, Anthony Udeagbala, and Taine Wilton

- Project Cost: \$50M
- New 62,000 sf elementary school on 11.5 acres to house 500 PK-5 students.
- Funding is anticipated via a \$72M capital bond measure to be considered by voters on Febru13, 2024.
- Qualified team and the project meets the RCW requirements.

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

**Deliberation:**

The panel felt the presentation was well done and their proactive approach to outreach encourages more participation. The owners made it clear that if the anticipated bond measure does not pass in the spring, then the project will not move forward. Panelists agreed that cleaning up the open spaces will provide benefit for the community as a whole.

**Conclusion:**

*Taine Wilton made the motion to approve the project application and Anthony Udeagbala seconded the motion.*

***Unanimous Approval 8/8***

**11:00 am SNOHOMISH REGIONAL FIRE & RESCUE – PROGRESSIVE DESIGN-BUILD**  
*- Fire Stations 32 & 81 Project*

**Panel Chair:** Tom Golden

**Panel:** Traci Brewer-Rogstad, Tim Buckley, Jim Dugan, Brian Holecek, Ron Paananen, Linneth Riley Hall, and Vicky Schiantarelli

- Project Cost: \$36.9M
- Rebuild with new construction to aging fire stations on or near existing sites. Construction will include 23,000 sf of new vehicle bays, restroom and shower facilities, equipment & gear decontamination spaces, fitness and wellness rooms, sleep rooms, dayrooms, emergency eye and hand wash stations, gear storage spaces and other features consistent with modern operational standards, codes and practices.
- Project funding is secured through a capital facilities fund.
- Project meets the RCW requirements.

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

**Deliberation:**

This project meets all the RCW criteria and is appropriate for the delivery method.

**Conclusion:**

*Jim Dugan made the motion to approve this project application and Linneth Riley Hall seconded the motion.*  
**Unanimous Approval 8/8**

**12:00 pm LUNCH BREAK**

**12:30 pm KING COUNTY DEPT. NATURAL RESOURCES & PARKS WASTEWATER TREATMENT DIV. – GC/CM**  
*- Elliott West Wet Weather Treatment Station Project w/ASSP for:  
EC/CM, MC/CM, Treatment Processing Equipment, UV Disinfection Systems, and Civil Subcontractors*

**Panel Chair:** Jessica Murphy

**Panel:** Marvin Doster, Tom Golden, Jeff Gonzalez, Gina Hortillosa, Ron Paananen, Mike Pellitteri, Anthony Udeagbala

- Project Cost: \$422.3M
- Project will replace and upgrade the screening facility, complete pump modifications, add ballasted sedimentation technology for solids removal, replace the existing onsite chlorine disinfection system with a new ultraviolet light (UV) disinfection system, complete electrical upgrades, and complete modifications to the operation of the Mercer Street Tunnel for additional equalization.
- Funding is expected to be fully funded during a 6-year funding cycle established by the county and adjusted as the work progresses. Remaining funding is expected to be appropriated after GC/CM selection.
- Project meets all RCW requirements for GC/CM Heavy Civil.
- Alternative Subcontractor Selection Procurement request was developed to provide tools for the GC/CM toward project success.

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

**Deliberation:**

The project meets the RCW criteria, the presentation was well structured and clear, the ASSP request is intended to give their GC/CM options toward success of the project even though it may not be used.

**Conclusion:**

*Anthony Udeagbala made the motion to approve this project application and ASSP and Marvin Doster seconded the motion.*

**Unanimous Approval for project with ASSP 8/8**

**1:30 pm WEST VALLEY SCHOOL DISTRICT – GC/CM (NO ASSP)**  
- Centennial Middle School Project

**Panel Chair:** Marvin Doster

**Panel:** Jeff Gonzalez, Gina Hortillosa, Dave Johnson, Young Sang Song, Mike Shinn, Anthony Udeagbala, Taine Wilton

- Project Cost: \$60.5M
- Replacement of current middle school which is on a small site in an active neighborhood. Existing building will remain during construction of new school. Existing gym will remain and be utilized during construction.
- Funding will be through a capital bond measure set for February 13, 2024.
- Team and project meet RCW criteria.

**Public Comment:**

**Bob Donpier** *with the School Board.* He's been on this School Board since 2000. The last major project they had approved was in 2004 to rebuild the West Valley High School. He and his children have graduated from West Valley High School. He's continued living in the district and shared that West Valley is a very tight knit community. Much of the community have grown up there and have stayed to work within the community. As a steward of the public funds, his goal is to deliver to the projects with this bond they promised to the community, with one of the biggest being Centennial Middle School. He is concerned with the rising construction costs, and how quickly the materials and labor costs increase. If approved, they will be able to cut several months off some of the wait times, thus reducing the cost and hopefully maintaining the costs allocated for the project. He asks the PRC to approve this GC/CM request. They have developed a very good relationship with their architects, OAC and the community over the years, and hope to continue. The School Board feels this GC/CM project approval will provide the best chance of completing this project within budget.

**Chud Wendle** *with Hutton Settlement Children's Home.* He's the executive director of the nonprofit Hutton Settlement Children's Home. They care for 30 children between the ages of 6 to 18. All these kids go through the West Valley School District. They have been a proud partner with West Valley School District for over 100 years. He has served the community with 50 other community members and stakeholders on the facility planning team. The team spent 15 months visiting all the West Valley schools and then visited other schools in nearby districts to help gauge what changes make the most sense for West Valley. One of the unique pieces of Mr. Wendle's job is that they are funded by commercial real estate. He manages both properties and construction projects. The two most recent projects he's completed included a Head Start school in Spokane, and a 50,000 sf renovation and addition to the Hutton Settlement campus. Both projects used GC/CM. Throughout his time with the Hutton Settlement Children's Home he's completed one Design-Build that completed on time and on budget with no change orders. He encourages the committee to support this project.

**Rob Decker** *with Garco Construction.* He's had the opportunity to be part of many GC/CM projects as a general contractor for both NAC Architecture and OAC Services. They do a great job with great results for the owners and taxpayers. This project meets all the RCW 39.10 criteria, so he urged committee to approve it.

**Deliberation:**

This is the school district's first GC/CM project. The project meets all the RCW criteria, the team has demonstrated great team collaboration and dialogue.

**Conclusion:**

*Anthony Udeagbala made the motion to approve this project application and Jeff Gonzalez seconded the motion.*

**Unanimous Approval 8/8**

**2:30 pm EASTMONT SCHOOL DISTRICT – PROGRESSIVE DESIGN-BUILD**  
*- Cascade Kenroy & Lee Elementary Schools Bundle Modernization & Expansion Project*

**Panel Chair:** Taine Wilton

**Panel:** Traci Brewer-Rogstad, Tim Buckley, Gina Hortillosa, Dave Johnson, Young Sang Song, Mike Shinn, and Kevin Thomas

- Project Cost:\$128M
- Proposed project combines the renovation/upgrade of all three elementary schools into one project. Scope includes security upgrades, roof, single point entry and HVAC systems.
- Project is partially funded through a \$117M capital projects bond and \$20M in state matching funds.
- Project meets RCW requirements.

**Public Comment:**

**Rubén** with *Hispanic Business Council & Chamber of Commerce*. Rubén is on the Hispanic Business Council and has worked with the Chamber of Commerce for 4 years. He wanted to share his appreciation for the efforts Becky, Jeff and Jean have done to involve small businesses in this project. Many local small businesses were able to participate in project walkthroughs, which was a huge benefit for the small business community in helping them understand the project and get an idea of what is involved in this type of project. There can be the appearance of a lack of transparency in large multi-million-dollar projects like this, and they've done a great job demystifying the process. He also felt the transparent networking, equity and inclusivity efforts and gathering public feedback on the project in preparation for progressive Design-Build has been impressive. From the perspective on the Hispanic Business Council, the school district has done a great job networking and reaching out to the community, and they are very excited to see this project move forward.

**Aaron Binger** with *Absher Construction*. He lives within the Eastmont School district and feels Becky and OAC's team have done a really good job outlining some of the big needs for the elementary schools. He's familiar with the schools in this project and appreciated the opportunity to attend open houses to hear firsthand from the district and the staff about some of the deficits and challenges facing those existing facilities. He believes the Progressive Design-Build model for this project will be helpful to the district by providing an efficient, innovative, and collaborative opportunity for these 3 bungled projects. Being able to be flexible and have some creativity to identify efficiencies throughout that process is going to be key for success as well as engaging the local and small businesses along the way. He feels this is a great approach and understanding that cost is key while being able to be transparent throughout that process.

**Chris English** with *Bouten Construction*. He was also able to attend the meeting the district and OAC held earlier this week. He was impressed with the amount of people that showed up. It was a great turnout. Another thing that this stood out was the passion and excitement the staff and the principals, Becky and all her staff demonstrated while talking about these schools. It was obvious how much these schools mean to this community. Being able to walk through the schools made it really apparent that these schools are ready to be renovated or replaced. Progressive Design-Build lends itself well to this project.

**Deliberation:**

The panel felt this was a great application, the project meets the RCW criteria, and the team has demonstrated great collaboration. If the anticipated bond passes, this will be a great project.

**Conclusion:**

*Tim Buckley made the motion to approve this project application and Mike Shinn seconded the motion.*  
**Unanimous Approval 8/8**

**3:30 pm SEATTLE SCHOOL DISTRICT – PROGRESSIVE DESIGN-BUILD**  
 - *Audio/Visual & Security Systems Upgrades Project*

**Panel Chair:** Dave Johnson

**Panel:** Jeff Jurgenson, Jeannie Natta, Young Sang Song, Mike Shinn, Kevin Thomas, Kyle Twohig, Taine Wilton

- Project Cost:\$45M
- Project includes A/V and security improvements in classrooms, auditoriums, gymnasiums, libraries, theaters, conference rooms, and other learning spaces throughout the district with a goal to standardize all A/V and security systems.
- Project is fully funded, but if additional funding is needed SPS will propose a capital levy for February 11, 2025. If the levy is unsuccessful SPS will prioritize the schools with the highest need to remain within budget.
- Project meets RCW and has a strong team.

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

**Deliberation:**

The panel discussed this interesting approach to Design-Build. The team has a strong sense of the challenges they are facing for this project. Project meets RCW criteria.

**Conclusion:**

*Young Song made the motion to approve this project application and Jeff Jurgensen seconded the motion.*  
**Unanimous Approval 8/8**

**4:07 pm ADJOURN**

**Guests:**

Anderson, Jack; Schuchart Construction	Lusarreta, Boyd; MMEC
Baker, Barry; Baker Construction & Development	Mao, Johnny; Seattle School District
Basinger, Mike; ED Director Spokane Valley	Martinez, Julie
Beaudine, David; Turner & Townsend Heery	Mayer, Erin; Absher Construction
Berg, Becky; Eastmont School District	McClure, Jenna
Best, Richard; Exec Director Seattle School District	McKenzie, Collin; BNBuilders
Beth Bock Room; OAC Services	Messer, Mike; Asst Chief Snohomish Regional Fire & Rescue
Binger, Aaron	Metsker, Caryn
Bishop, Troy; ALSC Architects	Miller, Jonathan; Turner, Townsend, Heery
Blake, Ashley; Spokane Sports	Mooseker, Karen; Mukilteo School District
Bluff, Ray	Mount, David; Mahlum Architecture
Bottelli, John; City of Spokane Valley	O’Brian, Kevin; Fire Chief Snohomish Regional Fire & Rescue
Boyd, Kurt; Valley Electric	Ogden, Tristan
Brown, Diana	Orchard, Marty
Cameron, Randy; Baker Construction & Development	Parker, Ross; Arcadis Architects
Campanella, Vince; Lydig Construction	Pearson, Corey
Cate, Jack	Powell, Andrew; Hoffman Engineers
Charlton, Matt; Eastmont School District	Preftes, Laura; King County BDCC
Churchill, Paul; Abbott Construction	Pritchard, Rusty
Clark, Jeff	Rao, Zuben; BNBuilders
Clark, Steven; Integrus Architecture	Rasmussen, Ron; Dep Chief Snoho. Regional Fire & Rescue
Clossen, Jack	Rechnitz, Michael; Schuchart Construction
Cobb, Joanne	Reed, Jamie
Comer, Sam; Cornerstone	Ritter, Glenn; City of Spokane Valley
Conley, Ian	Rock, Lauren
Curtin, Jessica; Abbott Construction	Rogers, Aaron; AHBL
de Bel, Maud; King County WTD	Romero, Mitch
Decker, Rob; Garco Construction	Roth, Trisha; King County

**Guests:**

Decoteau, Jillian; King County BDCC	Rydell, Kyle; Superintendent West Valley School Dist.
Dickenson, Ian	Salas, Liz
Dobyns, Bill; Turner Townsend Heery	Saunders, Megan; King County
Don, Jeremy; Mortenson Construction	Schoof, Leah; SRFR
Elkassis, Youseff	Sellgren, Kayleah
English, Chris; Bouten Construction	Sementi, Gene, OAC Services
Everson, Marc; Abbott Construction	Shewell, Stacy, OAC Services
Fernew, Ben; Superintendent Cheney Public Schools	Smith, Maria
Foster, Noah; BNBuilders	Sroute, Will; King County CM
Francis, Joann; Griffin Hill & Associates	Steinbacker, Jason; BNBuilders
Ghosn, Freddy	Tackett, Bethany; Forma Construction
Gladics, Gunner; Rice, Fergus, Miller	Taylor, Lisa; King County WTD
Greene, Andrew; Perkins Coie	Taylor, Spencer; Eastmont School District
Gut, Tom; Seattle School District	Thaxton, Robynne; Thaxton Parkinson, LLC
Hanks, Sandy	Thomas, John
Harding, Brent	Thompson, William; Ethos Civil
Helbig, Bill; PW Director	Trautman, Christy; King County
Henderson, Kelly	Urbas, Geri; BNBuilders – Miller Hull
Hill, Mandy	Wallace, Graehm; Perkins Coie
Hillinger, Howard; Parametrix	Wendle, Chud; Exec Dir. Hutton Settlement Children’s Home
Hudson, Suzanne	Wilson, Randall; NAC Architecture
Hummel, Stan; King County WTD	Wolf, Scott; BNBuilders – Miller Hull
Jamieson, Liz; Mukilteo School District	
Johnsen, Rowena; King County WTD	<i>Unidentified</i>
Johnson, Adam; OAC Services	<i>1206*670</i>
Johnson, Phil; OAC Services	<i>1206*777</i>
Johnston, Heather; Mortenson Construction	<i>1607*067</i>
Jones, Douglas; King County	<i>Angela</i>
Kelly, Jamie	<i>Damon</i>
Kent, Bill; Mortenson Construction	<i>gherkenrath</i>
Kirkpatrick, Mitch	<i>iPhone</i>
Krimmert, Charlie	<i>Jared L</i>
LaFranchi, Philip; Mukilteo School District	<i>JMiller’s iPhone</i>
Lasseter, Evie; OAC Services	<i>mdean</i>
Lege, Alex; PCS Structural Solutions	<i>Michael</i>
Liu, Ping; Flat Iron Construction	<i>Peter; Integrus Architecture</i>
Lohr, Marcie; Coughlin Porter Lundeen	<i>Rubén, Hispanic Business Council</i>

**Total Project Approvals for January 25, 2024:**

- 5 Design-Build projects totaling \$266,960,427
- 2 GC/CM projects totaling \$482,700,000

**Total for November: \$749,660,427**

Virtual via ZOOM

**January 22, 2024 – Day 2**

**Members Attending:**

Kyle Twohig, Owner – Counties ( <i>Chair</i> )	Jessica Murphy, Owner - Counties ( <i>Vice Chair</i> )
Eza Agoes, Owner – Transportation	Ron Paananen, Design Industry - Engineers
Traci Rogstad, Higher Education	Catina Patton, Minority/Women-Owned Business
Jim Dugan, Construction Managers	Vicky Schiantarelli, Disadvantaged Businesses
Thomas Golden, Design Industry - Architects	Young Sang Song, Disadvantaged Businesses
Cory Hamilton, Owner – Public Hospitals	Kevin Thomas, Construction Trades Labor
Jeff Jurgensen, Construction Manager	Lance Thomas, Specialty Subcontractors
Karl Kolb, Design Industry - Engineers	Tim Thomas, General Contractors
Art McCluskey, Owner General Public	Anthony Udeagbala, Minority/Women-Owned Business

**8:00 am BENTON COUNTY – PROGRESSIVE DESIGN-BUILD**  
 - Fairgrounds Arena Update Project

**Panel Chair:** Kyle Twohig

**Panel:** Eza Agoes, Jim Dugan, Cory Hamilton, Jeff Jurgenson, Art McCluskey, Vicky Schiantarelli, Lance Thomas

- Project Cost: \$10M
- Project Scope is to remodel the current Fairgrounds Arena building, the grandstands and the sound system. Remodel will include increased seating capacity, update restrooms and open up the main floor of the building to allow safer and easier access to amenities for the public.
- Project is fully funded.
- Project meets RCW criteria.
- Has a qualified team with project capacity.

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

**Deliberation:**

Project meets RCW criteria, the team appears well education, and Design-Build is the appropriate delivery method for this project.

**Conclusion:**

*Jim Dugan made the motion to approve the project application and Jeff Jurgensen seconded the motion.*

**Unanimous Approval 8/8**

**9:00 am SPOKANE PUBLIC FACILITY DISTRICT – PROGRESSIVE DESIGN-BUILD**  
 - Arena Refresh Project

**Panel Chair:** Jim Dugan

**Panel:** Cory Hamilton, Jeff Jurgenson, Art McCluskey, Ron Paananen, Catina Patton, Vicky Schiantarelli, Lance Thomas

- Project Cost: \$3.8M
- Scope includes remodel of the VIP Club (updates to fixtures and finishes, and adding stairs down to additional seating), updates to 17 suites (new carpet, lighting, fixtures and restrooms), and remodel of the restrooms at the event level in the Team Rooms, Star Rooms, and Officials Room (replacing tiles, fixtures and showers into individual stalls and adding ADA accommodations to all).
- Project is fully funded and approved by Spokane PFD Board of Directors.
- Project meets RCW criteria, but panelists had concerns regarding schedule and outreach efforts.
- Has a qualified team, but panelists had concerns if it was enough for success.

**Public Comments:**

**Elton Mason** *with NAMC.* He would have liked to hear more about their efforts for inclusion while using progressive Design-Build and what that actually looks like.



**Deliberation:**

This project is on the small side, but the schedule is extremely tight and needs more outreach efforts. The project technically meets RCW, but the panel didn't feel the schedule is realistic. The Team has the skill set to manage the project.

**Conclusion:**

*Ron Paananen made the motion to approve the project application and Lance Thomas seconded the motion. Denial 4/8; 4 panelists were for approval and 4 panelists were against. (JJ, CP, CH & VS)*

**10:00 am WASHINGTON STATE DEPARTMENT OF TRANSPORTATION – PROGRESSIVE DESIGN-BUILD**  
- SR 167, I-5 to SR 161 – New Expressway Project

**Panel Chair:** Karl Kolb

**Panel:** Eza Agoes, Traci Brewer-Rogstad, Jim Dugan, Jeff Jurgenson, Tim Thomas, Kyle Twohig, Anthony Udeagbala

- Project Cost: \$566.6M
- This project is the final stage to complete a 4-mile stretch of highway from SR 161 to I-5. Scope includes approximately 141 acres of wetland and stream mitigation including construction of fish passable structures, builds sidewalks and shared-use paths for non-motorized travelers, and complete a crucial part of the transportation network between I-5, SR 167, SR 509, the Port of Tacoma, and the manufacturing and industrial areas in Pierce County.
- Project is fully funded through a combination of federal, state and local funding.
- Project meets RCW criteria.
- Team is experienced and has capacity.

**Public Comments:**

**Elton Mason** with *National Association of Minority Contractors*. Elton Mason with Washington State Trucking. He voiced concern that several General Contractors with the same WMBE firms get all of WSDOT Design-Build projects. It's rare that the WMBE scope of work is trickled down to legit small and micro WMBE businesses. This is the norm under quite a few WSDOT Design- Build projects. Changing Design-Build to progressive Design-Build it excludes legitimate WMBE firms, small, and micro businesses. These contracts are so huge, it'll be tough to unbundle these contracts. He speaks for multiple WMBE firms who don't agree with moving forwards with progressive Design-Build because it creates false hope for true inclusion of WMBE firms.

**Bob Armstad** with *NAMC*. *Not support this project*. He was shocked and surprised to see that WSDOT would apply for Progressive Design-Build. He shared that he held a copy of the only Federal Highway Administration non-compliance report that has ever been issued against a State Transportation Department which was issued against WSDOT on a Design-Build project for not following their subcontracting goals and requirements. WSDOT has a contract where they held an outreach meeting for minority contractors to come in and bid on a contract. It was discovered during that process that a contract had already been awarded to a contractor that has subsequently been removed from the DBE and small business program. WSDOT has a history of not following through on enforcing subcontracting requirements on their contracts. He feels that allowing them to pivot to Progressive Design-Build where there are no conditions of award requirements in those contracts only serves as a get out of jail card allowing WSDOT to continue a practice of non-compliance. He feels Progressive Design-Build should not be a consideration allowed to them, since WSDOT has demonstrated that they're not capable or willing to enforce contracting and subcontracting requirements on traditional Design-Build contracts with specific reporting requirements in place. So, allowing them to use Progressive Design-Build is something that just should not be allowed.

**Young Sang Song** with *Song Consulting*. As a representative of the public he wanted to share his support of the efforts WSDOT does do. He wanted to reiterate that everything that Bobby Forch (strategic Advisor for inclusion and compliance for WSDOT mega programs) outlined does happen. They meet every 2 weeks with their status reports because the owner requires it. The owner really cares about inclusion and has assigned a champion to protect the DBE goals of this project. His biggest challenge is being a subcontractor to the prime contractor. He serves as an agent of the prime contractor, so in that instance, it can be challenging. Providing more resources to primes to support their subs would be ideal. He doesn't get too many opportunities to share his opinion about WSDOT's program, but he wanted to share that

they are doing what they say they are doing, and he believes WSDOT will continue to meet their inclusion and compliance goals in phase 2.

**Frank Lemos** with the *National Minority Business Advisory Council*. He has been absent from some of the CPARB meetings for a couple of years, but he has remained active with NAMC. Today he's representing the National Minority Business Advisory Council. He has grave concerns about the past performance and conditions of award on WSDOT projects. He seconds the community comments about inclusion. Numbers and outreach are great, but when small and diverse companies are going out of business, they feel it. He had a mentor advise him that 'nothing from nothing is nothing.' He hears agencies claim they will leverage their lessons learned and move on to something bigger and better. Then they expect the State and taxpayers to allow them to learn and implement new processes. Minority businesses rarely get a chance to be allowed to learn and grow. One of the most common complaints he hears from prime contractors about minority business is that they are forced to use them even if they are inexperienced. He asks how minority subcontractors are expected to get experience if they don't get opportunities to do so. Opportunity beyond outreach is really the answer. As taxpayers and as Washingtonians that drive on these highways, he wants good roads and accountability. He appreciates that WSDOT is proud about what they've accomplished. He points out that DBE programs are in place because the State is not performing. If WSDOT was doing a great job, they wouldn't need a DBE program. Minorities pay taxes too. and in this State, there's about 2 million people who represent minorities out of 6 million residents. They have entrepreneurs within all communities who deserve equal opportunities for success, and WSDOT can only do so much as a public entity. When primes and project managers focus only on doing the best they can for the goal of just building a great project under budget, we miss the whole social economic responsibility of inclusion. He isn't implying that owners should ignore people with inexperience doing work that they shouldn't be doing, rather he wants to point out that there are minorities that can do the work. He is against WSDOT overreaching into this new form of contracting.

**Deliberation:**

This project meets the RCW criteria, applicant provided a great presentation, and the team has the necessary skillset and capacity for a successful project.

**Conclusion:**

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

**11:00 am KING COUNTY METRO, TRANSIT DIVISION – GC/CM**  
*- Fixed Assets/State of Good Repair Program Project w/ASSP for:  
EC/CM, MC/CM, Civil Utilities, Underground Tank Contractor, & Vehicle Lift*

**Panel Chair:** Becky Barnhart

**Panel:** Eza Agoes, Karl Kolb, Catina Patton, Traci Rogstad, Tim Thomas, Kyle Twohig

- Project Cost: \$99.2M
- Project Scope consists of multiple projects to maintain and improve infrastructure systems, facilities and equipment across Metro's 150 facilities and fixed assets, including seven operating maintenance busses. These projects will include bus and vehicle lift replacements, removal and refurbishments of underground storage tanks, updates to comfort stations, and systems refurbishment and replacement of fire control systems, park & rides, equipment, electrical power facilities, facility improvements and refurbishment, and site and facility electrical systems as needed via prioritization based on condition assessments.
- Project is funded by King County and is likely to include additional grant funding from FTA and other sources.
- Project meets all RCW requirements for GC/CM Heavy Civil.
- Alternative Subcontractor Selection Procurement request was developed to provide tools for the GC/CM toward project success.
- Team is experienced and has capacity.

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

**Deliberation:**

The panel had some concern with the overlap of ASSP, but the project meets all the RCW criteria.

**Conclusion:**

*Tim Thomas made the motion to approve this project application and Kyle Twohig seconded the motion.  
Unanimous Approval for project and ASSP 7/7*

**12:00 pm LUNCH BREAK**

**12:30 pm KITSAP COUNTY – GC/CM**

*- CKTP Solids & Liquid Hauled Waste Upgrades Project w/ASSP for EC/CM*

**Panel Chair:** Jeff Jurgenson

**Panel:** Becky Barnhart, Karl Kolb, Jessica Murphy, Vicky Schiantarelli, Kevin Thomas, Tim Thomas

- Project Cost: \$80.4M
- Due to Aging equipment, the steady increase in waste material, and changing permit conditions, the current facility is at capacity and experiencing operations and performance issues. Project scope will include construction of two new digesters, improvement of ancillary solids handling systems, and construction of a replacement maintenance facility. Additionally, the facility must remain in operation during construction.
- Current funding covers the costs for professional services, demolition of the maintenance building, temporary housing of maintenance staff and prepurchase of long lead time equipment. The remainder of the project's funding is anticipated via federal and state grants, and possibly bonds if needed.
- Project meets all RCW requirements for GC/CM Heavy Civil.
- Supplemented team has the experience and capacity for success of this project.

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

**Deliberation:**

The project meets the GC/CM criteria with the supplemented team, they provided a thoughtful approach to design, and the project definitely fits the parameters of heavy civil.

**Conclusion:**

*Jessica Murphy made the motion to approve this project application and Becky Barnhart seconded the motion.  
Unanimous Approval 7/7*

**1:30 pm KENNEWICK PUBLIC FACILITIES DISTRICT – PROGRESSIVE DESIGN-BUILD**

*- Three Rivers Convention Center Expansion Project*

**Panel Chair:** Tim Buckley

**Panel:** Eza Agoes, Traci Brewer-Rogstad, Jessica Murphy, Ron Paananen, Catina Patton, Young Sang Song, Lance Thomas

- Project Cost: \$69.7M
- Project will include 115,000 sf of new construction including a 60,000 sf exhibit hall, 20,000 sf of public lobby/concourse area, 25,000 sf support spaces, and 10,000 sf of administrative, support and MEP spaces. Parking and other site improvements as well.
- Project is funded by the City of Kennewick via general fund, various capital improvement funds, and various sales tax funds. Funds will be fully secured by March of 2024.
- Several panelists felt progressive design-build is not the appropriate delivery method for this project, the team's long-term relationship to their current architect provides an unfair advantage prior filing the RFP, and the unusual approach to progressive design-build created a strong current of unease with the review panel.

**Public Comment:**

**Vince Campanella**, *Vice President of Lydig Construction*. He wanted to share his support of the project. He was involved in the original Kennewick Convention Center project with Calvin, Rustin and that team. He can speak in support of almost everybody on the team from Turner Townsend Heery, and the other folks that were mentioned in the answers to the pre-questions proposed by the PRC review panel. He can vouch for not only their experience with progressive Design-Build, but their desire to do what is correct and right from the standpoint of RCW 39.10 and doing Design-Build done right. He is also a former General Contractor representative on CPARB back when they were drafting the original laws regarding Design-Build. He supports what Graehm Wallace said regarding the intent of the statute being to allow as much flexibility

as possible within the selection process, so Design-Build could be used to suit the needs of the project to the greatest extent possible. As much as this project is different or similar as other selection processes have been done in the past, he feels this project fits what was the intent of the law back in 2007 when they were trying to draft it. He's in full support of this project and looking forward to other comments and questions.

**Jim Dugan** *with Parametrix*. He is here as a member of the public. He had a couple of comments to share. One comment in particular is the word different. He finds 'different' a fascinating word, because versions of this delivery method type have been authored and used by the University of Washington and Seattle for years, and in fact, he has as well. The proposed delivery method is not always right for everything but can be right for the right time. One of the strengths of this delivery method is not so much what 39.10 says, but what it doesn't say. He was thrilled when he heard about this proposal, that this was the type of version that was being used for this application, knowing that nothing in the statute says they can't, and knowing that it can be successful when used correctly. Then mostly looking at the team that's been assembled to deliver this project, he says, 'Well done. Great choice. Glad to see you using it, and I wish you the best.'

**Brandon Potts** *Vice President of Bouten Construction located in Richland, Washington*. He uses the convention center frequently, and just commend the Kennewick Public Facilities District for following suit with other public entities in this area and seeking the progressive Design-Build delivery method. He thinks it makes sense for a variety of reasons, one of which is the OMWBE pool of certified contractors in the Spokane area is extremely limited and the progressive Design-Build delivery really allows for creative strategies to support that community and engage them by casting a much larger net. So while he thinks onboarding the architect early is unique, it makes sense for all the reasons that were shared, and offers his support for the project.

**Marvin Doster** *Director of Design-Build services for Mortensen Construction*. He is a DBIA member for over 20 years, and some of you may recognize that he serves on the PRC as well. He's speaking today as a member of the public and on behalf of his industry experience not on behalf of the PRC. He finds that this delivery model by selecting the architect early is unusual in the industry. In fact, it goes against many Design-Build best practices. The fact that they selected an architect and began some design creates some real interesting issues: spare and doctrine liability issues. prior acts endorsement insurance issues, and irrespective of industry practice this does it does not go directly against the RCW. The RCW doesn't say that you can do it and it doesn't say you can't do it, but it's both. He's concerned with the intent of the RCW was originally brought forward to give opportunity and flexibility for the public sector. He was here when that was the case, but he believes it was intended to follow best practices in the industry. He admits he's not qualified to do an assessment of the legal ramifications of using Design-Build in this manor, even though he feels it's not legal under the law either. The State Attorney General is qualified, and he asks the panel to consider deferring action on this application and request an AG interpretation of the law as it's asked to be applied by this applicant under the RCW.

**Brian Aske** *with the Design-Build Institute of America*. He's been in the construction industry as general contractor for 31 years and a design builder for 29 years. He's worked on over a billion dollars' worth of Design-Build work, and hundreds of millions of dollars of progressive Design-Build work. He's also part of the National Education Committee for the Design Build Institute and working on the expansion of their progressive Design-Build education content. He's part of the National DBIA College of Fellows. (There's about 35- 40 in the nation.) He's a little bit taken back on the pivot during the presentation. If he went specifically by the application, he was very concerned about several red flags in what was the plan to basically select a Design Director and then assigning them to a progressive Design-Builder later. That's very awkward to him. He also saw some other things in the application that felt very awkward such as the progressive Design-Builder wasn't going to be given reasonable access to a contingency. He saw several things that concerned him. He does appreciate the pivot in the approach, but he's concerned about the way that this project started and the way the team was thinking about doing this project while trying to get the best out of Design-Build. He usually is the one advocating for Design-Build, as he feels it's a superior delivery method when the fundamentals, principles, and best practices are followed. He encourages the team to get more education and really make sure that they're following those best practices, because that's how Design-Build is the most successful. He's available to offer his assistance in connecting people with really good information on how to do that. So please seek assistance. He does not support attempts to use Design-Build the way that it's listed in this application.

**Steve Tatge** *Associate Vice President of Asset Management with the UW.* He’s a recent past president of the DBIA Northwest Western Washington Chapter. He’s speaking as a member of the public. He feels there's no bigger advocate for progressive Design-Build and it's use than him. But he’s also a stickler for it being done appropriately, and for those services being procured appropriately. Since it's been specifically called out, he wanted to very strongly emphasize this proposed method for this project in no way resembles what the University of Washington does to assemble its Design-Build teams. They pick their Design Builder first and collaborate with that builder to build out the rest of the team. They do not use the 39.10 and 39.80 is sort of a smorgasbord of procurement methods and use them in whatever order we want to in order to put together the team that they want. I think this is trying to remedy one problem which is essentially having a house architect for 22 years by a public entity with another problem which is a misapplication of the of 39.10. So, he feels there is a way to do this and meet the intent of the public agency in this case. But even with the pivot here during the meeting, he still has concerns about compliance with the statute, and certainly the intent of the statute as well as best practices in Design-Build. The public owner in this case is precluding themselves from the full range of architectural excellence that is out there. Builders will have read the room as they put together their submittals, and they understand what is being expected of them and what will increase their chances of success.

**Deliberation:**  
 Project meets the criteria but...

**Conclusion:**  
*Young Sang Song made the motion to approve this project application and Traci Rogstad seconded the motion.*  
**Denial 5/8; 3 panelists voted against approval of this project and 6/8 is needed to pass.**

**2:30 pm SPOKANE COUNTY – PROGRESSIVE DESIGN-BUILD**  
 - *Camas Meadow Park & Plante’s Ferry Sports Complex Improvements Project*

**WITHDRAWN**

**3:30 pm ADJOURN**

**Guests:**

Anderson, Brent, Hoffman Construction	Matlock, Dewayne; Puget Sound Gateway Program
Anderson, Colin	Mayer, Erin; Absher Construction
Armstead, Bob; NAMC	McConnaha, Darcie; LRS Architecture
Aske, Brian; DBIA	McCormick, Pat; Sound Transit
Babuca, Daniel; WSDOT	McGrath, Mac
Baca, Joe; King County	Miche, Bret; Graham Construction
Beaudine, David; Turner & Townsend Heery	Miller, Gary
Beehler, Ken; WSDOT 167 Gateway	Miller, Jonathan; Turner Townsend Heery
Berard, Brian; Sr. PM King County Metro	Murphy, Ken; ALSC Architecture
Beth Bock Conf. Room; OAC Services	Nelson, Andrew; PW Director Kitsap Co. Public Works
Blain, Robert; Benton County	Nolan, Laura
Breazile Hill, Nate	O’Callaghan, Erika
Campanella, Vince; Lydig Construction	Olsen, Kris; WSDOT Puget Sound Gateway
Carver, David; Skanska USA	Pearson, Corey; Ex. Director Kennewick Public Fac Dist
Cate, Jack; Tanner Pacific	Phelps, Ken; ALSC Architecture
Champaco-Diggs, Colleen; FBOD King County	Phillips, Brad
Chernick, Darren; King County	Potts, Brandon; Bouten Construction
Clark, Steven; Integrus	Powell, Andrew; Hoffman Engineers
Clossen, Jake; Bouten Construction	Preftes, Laura; King County
Danberg, Amy; Puget Sound Gateway Program	Prentiss, Alex
Dang, Kelly; FBOD King County	Rogers, Aaron; Alt BL
Decker, Esther	Romero, Mitch; Parametrix

**Guests:**

Deffinbackher, Jon; DSCM WSDOT	Rose, Tim; WSDOT 167 Gateway
Dudney, Calvin; Kennewick Public Facilities District	Schneider, Daryl; Parametrix
Duffany, Adalila; Skanska USA	Schut, Paul; Benton County
Elkassis, Youseff	Sementi, Gene; OAC Services
English, Chris	Sheridan, Chris; Kitsap County
Farrell, Garrett	Slimak, Tom; Project Engineer WSDOT Gateway
Fieser, Aaron; WSDOT 167 Gateway	Smith, Adam
Fodor, Hanna	Spokane PFD Conf. Room
Forch, Bobby; WSDOT Consultant	Stanley, Gale; ALSC Architecture
Francis, Joann; Griffin, Hill & Associates	Staples, Andrew; HDR Engineering
French, Tom; Benton County	Tatge, Steve
Fuchs, Steve; WSDOT Puget Sound Gateway Program	Thaxton, Robynne; Thaxton Parkinson, LLC
Garcia, Katia	Trautman, Christy
Garside, J	Tucker, David; Asst PW Director Kitsap County
Ghosn, Freddy	Vakarcs, Stella; Kitsap County Sewer Utility
Giesbrecht, Tadd; Carollo	Wagoner, Rich
Gildner, Joseph; Sound Transit	Wallace, Graehm; Perkins Coie
Hall, Rustin; ALSC Architecture	Wasser, Tony
Hamilton, John	Webb, Nicole; Benton County
Hill, Susan; WSDOT 167 Gateway	White, John
Hillinger, Howard; Parametrix	Yang, Olivia; Western WA University / CPARB Higher Ed
Holmquist, Daniel; Puget Sound Gateway Program	Zahn, Janice, Port of Seattle / CPARB Chair
Hope, Danica; Benton County	Zappe, Aaron
Ireland, Scotty; Parametrix	
Kiheri, Alex; PE King County Metro	<i>Unidentified:</i>
Klein, Mica; Perkins Coie	<i>Adroc</i>
Kondelis-Halpin, Aleanna; Hill International	<i>Angela</i>
Lemos, Frank; NAMC	<i>Damon</i>
LIU, Ping	<i>iPhone</i>
Lohr, Marcie; Coughlin Porter Lundeen	<i>Jay</i>
Lusarreta, Boyd; MMEC Architecture	<i>PS</i>
Martin, Nick; Kitsap County	<i>Stacy's iPhone</i>
Mason, Elton; NAMC	<i>Tim's iPhone</i>

**Total Project Approvals for January 26, 2024:**

- 2 Design-Build projects totaling \$576,599,000
  - 2 GC/CM projects totaling \$179,650,000
- Total for November: \$756,249,000**

**Total Project Approvals for January 25 & 26, 2024:**

- 9 Design-Build projects totaling \$843,559,427
  - 4 GC/CM projects totaling \$662,350,000
  - Alternative Subcontractor Selection Applications Reviewed: **11** totaling **\$260,000,000**
- Total for January: \$1,505,909,427**