

**PROJECT REVIEW COMMITTEE**

Minutes December 5, 2024

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**Location:** Virtual via ZOOM

**December 5, 2024**

**Members Attending:**

Jessica Murphy, Owner - Cities (Chair)	Dave Johnson, General Contractors (Vice Chair)
Eza Agoes, Owner Transit	Heather Munden, Owner Ports
Garett Buckingham, Public Hospital Districts	Jeannie Natta, Owner Higher Education
Lisa Corcoran, Owner-General Public	Ron Paananen, Design Industry Engineers
Mallorie Davies, Construction Trades/Labor	Mike, Pellitteri, Specialty Subcontractors
Marvin Doster, General Contractor	Traci Rogstad, Owner Higher Education
Thomas Golden, Design Industry Architects	Vicky Schiantarelli, Disadvantaged Businesses
Jeff Gonzalez, Owner State	Young Sang Song, Disadvantaged Businesses
Gina Hortillosa, Construction Managers	Lance Thomas, Specialty Subcontractors
Jeff Jurgensen, Construction Managers	Tim Thomas, General Contractors
Karl Kolb, Design Industry Engineers	Kyle Twohig, Owner – Counties
Art McCluskey, Owner General Public	Anthony Udeagbala, Minority/Women-Owned Business
Bret Miche, General Contractors	Taine Wilton, Owner School Districts

**8:00 am BUSINESS MEETING**

**Chair:** Jessica Murphy\Dave Johnson

- CPARB Updates – Chair Murphy
  - The WSDOT Project Delivery Method Review Task Force has finished their final report just before the Thanksgiving holiday. Anyone interested in those reports can locate the reports off the CPARB homepage, the Task Force homepage and the CPARB Background and Reference page.
  - The Board Development Committee is working on the development of a CPARB Strategic Plan. One of the items is to reimagine CPARB and the PRC and how they will function as it relates to alternative delivery into the future. Chair Murphy will want PRC member input on what the PRC could look like in 2, 5, or 10 years.
  - Talia shared that there will be some legislation of interest regarding Prompt Pay. The CPARB BE/DBI Committee submitted their report and recommendations in October. Links are on the CPARB homepage, the BE/DBI Committee homepage, and the Background and Reference page.
  - Talia also shared that each Legislative session she tracks bills that are related to public works, any CPARB proposed legislation, and Legislative inquiries. There is a module on the CPARB homepage for Legislation of interest and her weekly reports can be accessed from there. If any PRC member knows of session bills of interest, please send her an email with the bill number and she will see if it’s something she can add.
  - Chair Murphy shared the CPARB Education Connections Committee has been looking into training opportunities. MRSC is hosting an Owner Readiness Webinar next week with the intent to help inform newer Owners on a variety of preparation topics with the intent to help them be successful using alternative delivery. She is collecting topics to share. Jeannie Natta is also on the Owner Readiness Webinar panel and shared some of the network opportunities the teams is hoping for.
- Mentorship Check-in
  - Chair Murphy asked the newer members and current mentors how the Mentorship program is working for them.
  - Heather Munden shared that she and her mentor have had challenges getting together. She also has had the advantage of being prepped by Janice Zahn before starting on the PRC.
  - Young Song shared that he and Catina spent a lot of time at the beginning, but they meet less and less as her confidence has grown over the last 3 PRC meetings.
- Bylaws Subcommittee – Deferred to the January meeting. Talia will connect with him and request an update.
- Application Update Review
  - The additional project application questions regarding Owner Readiness were posting online since the last PRC meeting in a redline format for both the Design-Build and GC/CM project applications.
  - These questions were developed by the CPARB Project Feedback Process Workgroup and approved by CPARB. The PRC reviewed in September and the applications are ready for PRC approval. The PRC approved by a voice vote.
  - The applications will be posted on the PRC homepage with the intent that the applications will be used by the February 27<sup>th</sup> PRC meeting.

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- Subcommittee reviewing the Outreach and Inclusion Questions – Young reported that he has collected a number of questions and examples. He will collaborate with Catina and Lisa and hopes to have something to share by the January meeting. Chair Murphy also had Marvin and Jeannie as members of that subcommittee. Young will connect with them as well.

### 8:30 am SNOHOMISH COUNTY - GC/CM

- *Secure Withdrawal Stabilization & Management System Project*
- *w/ASSP EC/CM, MC/CM & Structural Framing*

**WITHDRAWN**

### 9:30 am WESTERN WASHINGTON UNIVERSITY – DESIGN-BUILD

- *Campus Decarbonization Heating System Conversion Project*

**Panel Chair:** Taine Wilton

**Panel:** Mallorie Davies, Jeff Gonzalez, Dave Johnson, Art McCluskey, Bret Miche, Ron Paananen, Vicky Schiantarelli

- Project Cost: \$175M
- Replace an 80-year-old gas-fired central steam plant and distribution system with several smaller independent nodal plants that are not reliant on Green House Gas combustion. This project will significantly improve WWU operations and reduce campus greenhouse gas emissions by at least 86% by 2030.
- \$10 M was designated for design from the Climate Commitment Account and an additional \$165M will be requested for the remainder of design and full construction. If the full amount is not approved, current design allows for a phased nodal approach that allows construction to be completed over as many as four phases. The remaining nodal plants would then be completed when construction funds are made available.
- Applicant has a strong project team.
- Project meets RCW requirements for Design-Build.

#### **Public Comments:**

**Mike Hogan** with *Port of Bellingham*. This is an important project for the local community, and the Port of Bellingham recently established a district energy system on Bellingham's downtown waterfront. They are in close conversations with the Western team about how the new system might support the WWU's system and how the goals are well consistent with community goals. They support the approval of this project.

**Jeff Giffen** with *Corix Utilities*. They are the district energy partner at the Port of Bellingham. He previously had the privilege of working at the University of British Columbia in Vancouver, where they performed a steamed to hot water conversion, which was a successful project. He applauds what Western Washington University is trying to do. He believes will be tremendous energy savings and set them up for a successful future by getting them off steam.

#### **Deliberation:**

This project meets RCW criteria and while the funding will pose difficult, they have a good plan in place. This project will be on an occupied site and face some environmental concerns. The panel was impressed the students have been involved in the planning of the project

#### **Conclusion:**

*Jeff Gonzalez made the motion to approve the project application and Mallorie Davies seconded the motion.*

**Unanimous Approval 8/8**

### 10:30 am KING COUNTY DEPT OF NATURAL RES. & PARKS WASTEWATER TREATMENT DIVISION – GC/CM

- *Black Diamond Trunk Capacity Upgrade Project (no ASSP)*

**Panel Chair:** Marvin Doster

**Panel:** Timothy Buckley, Mallorie Davies, Jeff Gonzalez, Jeff Jurgensen, Karl Kolb, Mike Pellitteri, Young Song

- Project Cost: \$166.8M
- The Black Diamond Trunk consists of approximately 6 miles of gravity sewer pipe that runs south to north between the cities of Black Diamond and Covington. The existing conveyance system needs to be replaced with larger diameter pipes that can handle up to 11.25 million gallons per day (MGD) of sewage flow. The project aims to provide sufficient capacity to serve the community's current and future wastewater capacity needs through 2070.
- Funding has been approved and appropriated for this project by the King County Council.
- Project meets RCW requirements for GC/CM.

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- King County has an experienced team with capacity.

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

**Deliberation:**

The presentation was well put together and the delivery method fits the project.

**Conclusion:**

*Timothy Buckley made the motion to approve the project application and Jeff Jurgensen seconded the motion.*

**Unanimous Approval 8/8**

**11:30 am SEATTLE SCHOOL DISTRICT – DESIGN-BUILD**  
– *Cleveland High School ADA Field Access Point Project*

**Panel Chair:** Young Sang Song

**Panel:** Garrett Buckingham, Dave Johnson, Jeff Jurgensen, Traci Rogstad, Lance Thomas, Anthony Udeagbala, and Taine Wilton

- Project Cost: \$3.6M
- The proposed project includes approximately 850 lineal feet of elevated ADA-accessible ramp connecting the South High School Parking Lot to the High School Athletic Field. The ramp will navigate through approximately 65 ft of elevation grade change through a City of Seattle confirmed critical area and the additional connection to the field will provide increased access from the school for students, staff, and the public.
- The total project budget will be funded from the Building Technology, And Academics/Athletics Levy V (BTA V) passed by the Seattle voters in February 2022.
- The public body has an experienced team with successful project history.
- Project meets RCW requirements for Design-Build.

**Public Comments:**

**Rob Wettleson**, Senior Project Manager with *FORMA Construction*. He was involved in the Kruckeberg Botanical Garden project, which is an elevated ADA compliant walkway in a public park in Shoreline. *FORMA* partnered with Mithun and the City of Shoreline across a bundle of 8 parks improvements using the progressive Design-Build process. In looking at this project and the details provided in the PRC application, we agree completely that this project does appear to lend itself to the progressive Design-Build process and would best serve this project for Seattle public schools.

**Deliberation:**

The project meets the criteria for DB and still has opportunities for small business involvement and to include an ADA specialist.

**Conclusion:**

*Dave Johnson made the motion to approve the project application and Jeff Jurgensen seconded the motion.*

**Unanimous Approval 8/8**

**12:30 pm LUNCH BREAK**

**1:00 pm LAKE STEVENS SCHOOL DISTRICT – GC/CM** (no ASSP)  
– *Skyline Elementary School & Lake Stevens Middle School Modernization & Expansion Project*

**WITHDRAWN**

**2:00 pm LAKE STEVENS SCHOOL DISTRICT – GC/CM** (no ASSP)  
– *Elementary School #8 Project*

**WITHDRAWN**

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### 3:00 pm CITY OF MERCER ISLAND – GC/CM (no ASSP) – New Water Supply Pipeline Project

**Panel Chair:** Jeannie Natta

**Panel:** Thomas Golden, Gina Hortillosa, Art McCluskey, Bret Miche, Jessica Murphy, Vicky Schiantarelli, and Lance Thomas

- Project Cost: \$21M
- Installation of approximately 5,000 feet of 24” restrained joint ductile iron pipe. This new water supply pipeline project would provide a permanent solution to a serious leakage problem identified in the spring of 2024 to a primary potable water pipeline. Additional improvements will include replacement of approximately 2,000 feet of 6-inch asbestos cement watermain, replacement of a pressure reducing valve vault, street improvements, and sidewalk enhancements along the route.
- Funding will be through a combination of funding sources, to include water and street fund revenues. The supply line and subsequent water infrastructure will be funded thru Mercer Island water utility rates while the street overlay and subsequent pedestrian improvements (sidewalks, curb, gutter, etc.) will be funded thru the City’s Street Fund. Additionally, the city is pursuing State and Federal grant opportunities and will likely complete a debt issuance in 2027.
- Project meets all RCW requirements for GC/CM.
- Project team has been augmented with highly qualified consultants.

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

#### **Deliberation:**

This is a complex project application was well put together with a lot of coordination necessary. The team doesn’t have a lot of GC/CM experience but have supplemented well using OAC. This is the type of project GC/CM was made for.

#### **Conclusion:**

*Lance Thomas made the motion to approve the project application and Jessica Murphy seconded the motion.*

**Unanimous Approval 8/8**

### 4:00 pm BREMERTON SCHOOL DISTRICT – DESIGN-BUILD – Consolidated Facilities Replacement Project

**Panel Chair:** Gina Hortillosa

**Panel:** Thomas Golden, Karl Kolb, Art McCluskey, Bret Miche, Traci Rogstad, Anthony Udeagbala, and Taine Wilton

- Project Cost: \$23.5M
- Current 40,000 sf building in poor condition, yet houses the district busses, maintenance vehicles and equipment. Applicant is exploring pre-engineered metal structures to maximize the value towards the required program space. With the new facility, the district will look for opportunities to consolidate warehouse space and relocate the IT department.
- Funding has been secured via Capital Bond passed on February 13, 2024.
- Project team has been augmented with highly qualified consultants.
- Project meets RCW criteria for Design-Build.

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

#### **Deliberation:**

Clear and good use of Design-Build. The panel felt it was good to see a support facility being prioritized.

#### **Conclusion:**

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

**Unanimous Approval 8/8**

### 5:00 pm ADJOURN

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**Guests:**

Aslan, Jeff; Asst. Director Utilities Western WA University	Lutz, K
Beierle, Austin	Marion, Jen; Western WA University
Best, Richard; Exec. Director Cap Proj. Seattle SD	Mayer, Erin; Absher Construction
Blair, Kathryn	McBride, Dave; Program Manager OAC Services
Blue, Alexis; Asst. Director Western WA University	Moisan, Kevin; OTAK CPM
Bonenfant, Jeni; King Co. DNRP WTD	Mooseker, Karen; Mukilteo SD
Boomer, Marnie	Morris, Clint; Capital Div. Mgr City of Mercer Island
Bremerton School District Conf Rm	Navarro, Diane; King Co. WTD
Burnett, Corianne; Asst. Design Mgr. Carollo Engineers	Nicasio, Mark; Project PM Western WA University
Churchill, Paul; Abbott Construction	Nottingham, John; OA Lead Brown & Caldwell
Clipper, Clarence	Palewicz, John; DB Consultant Seattle School District
Cloud, Joshua; PM Lead OAC Services	Preftes, Laura; Inclusion Champion King County
Curtin, Jessica; Abbott Construction	Redding, David; Harris
Deakins, Nancy, DES	Reed, Colin; Clark Construction Group
Dean, Mara; BCRA	Rodgers, Julian; Project PM Western WA University
Dinh, Anna; Lydig Construction	Rogers, Keith; Project Engineer Carollo Engineers
Earle, Jeanna	Rogstad, Traci; Assoc. VP Western WA University
Essig, Matt	Ross, Brian; Director of Finance Western WA University
Etue, Kelly; Lydig Construction	Roth, Trisha; King County WTD
Everson, Marc; Abbott Construction	Sellgren, Kayleah; FORMA Construction
Faris, Dorothy; Mithun	Shumate, Travis; King County WTD
Fischer, John; Dir. of Facilities Bremerton School District	Simmons, Martaina
Fowler, Ann; King Co Capital PM	Skutack, Mike; Senior PM Seattle School District
Fowler, Mike	Smith, Kevin
Giffen, Jeff; Corix Utilities	Solferino, Marc; Cliff Thorn Construction
Gray, John; FORMA Construction	Sours, Ryan
Green, Duncan	Steedman, Garth; Asst. Super. Bremerton School Dist.
Green, Mike; CM Lead OAC Services	Stippich, Luke; FORMA Construction
Greenfield, Josh; HDR	Tackett, Bethany; Forma Construction
Hatch, Erin; Rice Fergus Miller	Tierrablanca, Stephanie
Henderson, Shelly	Von Schreidau, Zach
Hill, Tegan; Bassetti Architects	Wall, Becky; Rice Fergus Miller Architects
Hogan, Mike	Weber, Patrick; OA SME Brown & Caldwell
Hunter, Allen; Utility Ops Mgr City of Mercer Island	Weintraub, Alec; Project Manager OAC Services
Hutschreider, Adam; SHKS Architects	Welleson, Rob; FORMA Construction
Jaeger, Eli; Mithun	Westerlund, Lance; P25
Jones, Douglas; Project Engineer King Co DNRP WTD	Wight, Paul; Project Manager Seattle Public Schools
Jordan, Melissa; Cont. Spec. Proc. King County	Wilcox, JoAnn; Mithun
Julius, John; Bayley Construction	Yildiz, Sibel; King Co. DNRP WTD
Kaneko, Hana; Rice Fergus Miller	York, Kyle; Skanska USA
Kelley, Shannon; Deputy Project Mgr King County WTD	Zatis, Jennifer; Cont. Spec. King Co DNRP WTD
Kent, Bill; Mortenson	<i>Unidentified</i>
Kinter, Jason; Chief of Operations City of Mercer Island	<i>1509*631</i>
Klein, Mica; Perkins Coie	<i>Casadg</i>
Knapp, Kyle	<i>Chad</i>
Lee, Lani; Mithun	<i>Raygan's iPhone</i>
Lege, Alex; PCS	<i>SH, Kelly</i>
Lowman, Doug	<i>Shelly</i>

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**Total Project Approvals for December 5, 2024:**

- 3 Design-Build projects totaling \$202,079,267
  - 2 GC/CM projects totaling \$187,710,978
  - Alternative Subcontractor Selection Applications Reviewed: 0
- Total approvals for 12/5/2024: \$389,790,245**

**Total Project Approvals to date 2024:**

**Year to Date Total project Approvals:**

DB:	\$7,988,299,205	Traditional DB: <b>0</b>	Progressive DB: <b>30</b>	
GC/CM:	\$1,863,152,728	Approved Proj: <b>17</b>	Heavy Civil: <b>5</b>	w/ASSP: <b>5</b>
Total:	<u><b>\$9,851,451,899</b></u>			

**Current number of Certified Agencies: 14**

**Year to Date Alternative Subcontractor Selection Applications approved: 23**

Types of ASSP Requested:

• EC/CM	8	Cost: \$125.7M	
• MC/CM	8	Cost: \$177.5M	
• Treatment Process Equipment	1	Cost: \$8M	
• UV Disinfection System	1	Cost: \$15M	
• Civil Subcontractor	1	Cost: \$40M	
• Underground Storage Tank	1	Cost: \$15M	
• Vehicle Lift	1	Cost: \$4M	
• Civil Utilities	1	Cost: \$20M	
• Plumbing	1	Cost: \$3.1M	<b>Total: \$408.3M</b>