

**Location:** Virtual via ZOOM

**January 23, 2025**

**Members Attending:**

Jessica Murphy, Owner - Cities ( <i>Chair</i> )	Dave Johnson, General Contractors ( <i>Vice Chair</i> )
Eza Agoes, Owner Transit	Heather Munden, Owner Ports
Becky Barnhart, Design Industry Architects	Jeannie Natta, Owner Higher Education
Alexis Blue, Owner Higher Education	Ron Paananen, Design Industry Engineers
Garett Buckingham, Owner Public Hospitals	Catina Patton, Minority/Women-Owned Business
Timothy Buckley, Private Sector	Mike, Pellitteri, Specialty Subcontractors
Thomas Golden, Design Industry Architects	Traci Rogstad, Owner Higher Education
Jeff Gonzalez, Owner State	Young Sang Song, Disadvantaged Businesses
Gina Hortillosa, Construction Managers	Kevin Thomas, Construction Trades/Labor
Karl Kolb, Design Industry Engineers	Lance Thomas, Specialty Subcontractors
Art McCluskey, Owner General Public	Kyle Twohig, Owner – Counties
Bret Miche, General Contractors	Taine Wilton, Owner School Districts

**8:00 am BUSINESS MEETING**

**Chair:** Jessica Murphy\Dave Johnson; Full Committee called; 23 members attended with 10 members absent.

- PRC General Business
  - There are 12 PRC positions expiring in June.
    - If members intend to reapply, please consider getting your letter of interest in sooner rather than later. CPARB is splitting appointments across April and May. Please reference the [Recruitment Announcement](#) on the PRC and CPARB homepages.
      - ◆ March 21<sup>st</sup> is the due date for Owner-Ports, Construction Trades Labor, Owner-Cities, Owner-Counties, Owner-Transit, and Specialty\Subcontractors.
      - ◆ April 18<sup>th</sup> is the due date for Design Industry Architect, Disadvantaged Business Enterprise, Private Sector, and General Contractor.
- CPARB Updates – Chair Murphy
  - The GC/CM Best Practices is still in draft and has been in the process of being updated. The hope is to have this document finalized this spring.
  - The WSDOT Task Force proposed WSDOT look into adding their ability to use GC/CM and Progressive DB to their alternative delivery options for projects over \$100M. WSDOT is also seeking the use of Public Private Partnerships (aka P3) and alliance contracting as alternative delivery options. There is some legislation before the legislature outlining their request (SSB 5773).
    - Individuals interested current public works proposed legislation that is tracked by CPARB, are encouraged to visit the [CPARB homepage](#) under Legislation of Interest.
    - Click on the [Weekly Bill Status Report](#), to find a summary of the bills Talia is tracking and the most current information she has access to. Highlighted areas are the most current additions.
    - Each bill number is a hyperlinked to the Legislative page that contains all the current information on this bill.
- Today’s panel coverage:
  - Chair Murphy asked if there were any panel needs for the day? With 2 additional members calling in sick, she wanted to make sure all the panels were covered.
  - Timothy Buckley will be filling in on the Douglas County PUD project to replace Eza Agoes who had a last-minute conflict.
- Application Update Review regarding DBE information – Young Sang Song
  - Young Song reported he met with 3 other PRC members and reviewed the current applications and made a recommendation that all the applications be written exactly the same (DB & GC/CM Project and Certification applications).
  - He reviewed the current examples published on the PRC homepage and identified some areas where either a column could be added, or additions to current documents could help collect more DBE information.
  - Some applicants have identified organizations they are working with for DBE outreach but have not actually connected with those entities. It is recommended that these connections be made before the names are added to the application.

- Young will forward edited application drafts to Talia for publishing on the next meeting's event page so the committee can vote on the updates.
- Chair Murphy would like to review proposed updated example documents to make sure they encompass the updates the committee would like included without over complicating them. There are a wide variety of ways to share the updated.
- Taine suggested adding a line item for the applicant to identify the cost allocated to outreach. Additionally, a question could be asked under schedule to identify their outreach activities with the rest of their schedule.
- Chair Murphy noted for awareness that larger agencies may not track outreach expenditures on a project-by-project basis and the funding may not be part of the capital funding allocated for and applied to the project. An agency could have an internal division that focuses on DEI principals and outreach activities for the whole agency with separate funding sources.
- New Business
  - Chair Murphy wanted to bring up an issue that occurred in December that spurred some opportunity for discussion. A member of the public was accidentally allowed to ask a question during the panel Q&A. Does the Committee want to consider reorganizing the review structure?
  - Taine asked if the virtual platform has a function that could prohibit the public from commenting until the panel was ready to hear from them? Talia responded that it is not an impossibility, but the format of the meeting would need to be set up as a webinar and entail more background work on her part. If the committee would prefer that format, she could figure out how to set that up. She also has the opportunity to mute anyone as the host of the meeting.
  - More conversation between committee members concluded that the Q&A should remain with the committee members who have been appointed as the stakeholder representatives conducting the review. If members of the public have questions before the meeting, they could forward the question to their stakeholder representative or chair of the review panel for consideration.
  - Vice Chair Dave Johnson reminded the committee that there are specific deadlines for the expiring positions. Please either get your LOI's in or help to recruit new potential members. Talia shared the information on the PRC homepage and reminded members the Recruitment announcement can be forwarded or printed out to share with potential candidates. The same information is on the CPARB webpage.

**9:00 am WASHINGTON STATE UNIVERSITY - GC/CM & DESIGN-BUILD**  
– Recertification

**Review Chair:** Dave Johnson; 18 additional members present with 3 recusals and 11 others absent

- The university has successfully completed 30 GC/CM and 42 DB projects. In the last 3 years
- They maintain a culture of continual improvement involving staff development.
- WSU has an extensive list of training opportunities for staff and participate in a wide range of public Board, Committees, Associations and Groups that support the construction industry.
- Lessons Learned:
  - They need to carefully consider the number of discreet scopes of work included in each contract as WSU needs to financially account for each scope separately to meet funding source audit requirements. This 'accounting' requirement can be a challenge especially for smaller Design-Build teams.
  - WSU initially saw higher than expected design costs proposed for the programmatic projects. It seems this was mainly due to using some of the same design phase language used in large-scale capital project contracts. After some discussion with the Design-Build team partners, it became clear that unlike more traditional large building projects, they did not need to spend as much effort ensuring understanding of the program and the options to deliver the program, but rather get more quickly to the repair/renew/replace options and move quickly into construction.
  - WSU has been developing an 'over the shoulder' design review process to accelerate design decisions, reduce confusion often encountered with back-and-forth written design review comments, and encourage collaboration and innovations that comes naturally in a collaborative design-build environment.
  - Getting 'smaller' Design-Build teams to lead projects doesn't necessarily lead to more small and MWBE sub-consultants and sub-contractors engaged on the project. Smaller DB teams may have more financial constraints which do not encourage lowering or removing retainage, bonds, or insurance requirements.

- WSU took to heart themes from the [CPARB 2022 BE/DBI Report](#) and have applied them to their campus culture. They did this by adjusting scopes of work to fit known and available local and small firms, adjusting bid strategies to afford small businesses the opportunity to participate, and performing targeted mentorship of small diverse businesses.
- Agency meets RCW requirements for recertification to use GC/CM and DB alternative delivery.

**Public Comments:**

**Eric Marsh** with *Skanska USA*. He's been on a number of projects with WSU for Design-Build and progressive Design-Build projects. They've always been wonderful to work with, they have a good process, their selections have always been fair, and he feels recertification is something absolutely appropriate.

**Deliberation:**

The WSU is a reliable and experienced agency for both delivery methods. They have excellent DBE outreach and training programs for new contractors. The presentation was excellent, and they are a model agency in the alternative delivery community.

**Conclusion:**

*Timothy Buckley made the motion to approve the recertification application and Jeff Gonzalez seconded the motion.*  
**Unanimous Approval 19/19**

**10:00 am BELLINGHAM SCHOOL DISTRICT – GC/CM**  
– Certification

**Review Chair:** Jeannie Natta; 21 additional members present with 2 recusals and 9 others absent

- They have been approved for 3 GC/CM projects prior to application for Certification. Two were completed on time and the third is in progress.
- Capital Project Team has completed GC/CM training through the AGC, all members have several GC/CM project experience, and have engaged the local community in current and past projects.
- Lessons Learned:
  - GC/CM buys additional flexibility in design and construction.
  - Bring on GC/CM earlier, when possible, for cost, site logistics, and phasing exercises.
  - Sustainability goals are more easily met with early involvement of the GC/CM.
  - GC/CM budget tracking allows for targeted contingency use.
  - GC/CM requires dedicated staff for allow for adequate collaboration when compared to D/B/B.
- The School District is well supported by the local community and has no audit findings.
- Agency meets RCW requirements for GC/CM Certification.

**Public Comments:**

**Matt Lubbers** with *BNBuilders*. BNBuilders is currently working with the district on the Elementary School #15 project, which is a GC/CM elementary school. On behalf of their experience so far, they feel the School District understands RCW 39.10 and have proven to be a highly collaborative client who are adept at choosing the right experts in both design and construction. On the on the topic of DEI, diversity and diverse participation, BNBuilders get the sense this School District truly cares about maximizing diverse subcontractor and workforce participation on their projects. Bellingham School District is one of the more impactful clients that truly care about sustainable construction and design practices. They are in full support of this application for certification and think they're more than qualified.

**Zach Ham** with *Dykeman Architects*. Dykeman Architects have been working with the district since 2010 on over 7 major rebuilds 2 of which were the GC/CM projects Sehome High School and Sunnyland Elementary School. The staff at Bellingham School District have the expertise to continue executing successful GC/CM projects. Dykeman believes having the flexibility to provide what's best for their community it is a perfect fit for the Bellingham School District.

**John Stimson** with *Dawson Construction*. Dawson Construction has participated on two projects with the Bellingham School District that were referenced in their presentation as Sehome High School and Sunnyland Elementary. The school district is great to collaborate with and are an educated client who understands the process. Being able to partner directly with the design team through issues and educational opportunities that come up really helps to align the project objectives and stick to the budget. A couple examples include the challenges with the ball fields at Sunnyland Elementary, and at Sehome High School a bond was approved mid project allowing them to include ball fields there as well. This allowed the

district to avoid extra fees since the structure was already in place. The school district also has had a lot of success with student engagement. Dawson brought on some workers with the high school who were able to come in and assist with clean up during the day, and provided beam signings so the students could sign their name on them. Even elementary school students have participated to some degree. Good schools make good communities. The Bellingham School District have the knowledge and staff to be successful.

**Andrew Krzysiek, principal with Zervas Architects.** Zervas Architects has collaborated with Bellingham schools on several minor and major projects over multiple decades. Having the flexibility to use GC/CM on upcoming projects will be a great fit for the district. Zervas believes the Bellingham School District has the proper experience to execute and manage successful GC/CM projects.

**Deliberation:**

The applicant did a good job answering the questions around continuous process improvement and lessons learned. It was apparent they learned and employed recommendations from their last visit to the PRC. Their anticipated inclusion numbers seemed a bit high, for the region and are commended for their efforts. The applicant has done a great job with student and tribal engagement especially since that is the bulk of their diverse population. This team has performed several alternative delivery projects to encompass many lessons learned and have focused on staff training. Agency certification has to meet a high bar that focuses specifically on the agency staff's ability to make sound decisions regarding the use of their approved delivery method to gain approval.

**Conclusion:**

*Taine Wilton made the motion to approve the application for GC/CM Certification. Young Sang Song seconded the motion.*

**Unanimous Approval 22/22**

**11:00 am DOUGLAS COUNTY PUD - DB**  
*- Hydrogen Fueling Station and Fuel Cell Generator with Storage Project*

**Panel Chair:** Gina Hortillosa

**Panel:** Timothy Buckley, Bret Miche, Heather Munden, Catina Patton, Mike Pellitteri, Kevin Thomas, and Kyle Twohig

- Project Cost: \$7.2M
- Two additions to the green hydrogen production facility by adding fueling infrastructure to fill high-pressure trailers which deploy to remote public filling stations for cars and buses and a private fueling station for the hydrogen-powered PUD utility vehicles replacing current gasoline vehicles. Additionally, using the hydrogen gas to power a fuel-cell generator with gas storage capable of supplying power to the grid.
- Funding has been secured via two separate grants through the WA State Dept. of Commerce and WA State Capital Budget. Douglas County PUD will provide matching self-funding to cover remaining balance of about \$3.135M.
- Team has been augmented with qualified consultants.
- Project meets RCW requirements for Design-Build.

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

**Deliberation:**

Unique and technical project will benefit from the use of progressive DB. The nature of this project requires greater collaboration between the design team and the general contractor. The panel suggests DBIA Training to supplement IMCO and keeping in contact with Chelan County PUD and Grant County PUD throughout the project to assist the owner on issues that come up.

**Conclusion:**

*Kyle Twohig made the motion to approve the project application. Mike Pellitteri seconded the motion.*

**Unanimous Approval 8/8**

**12:30 pm ADJOURN**

**Guests:**

Addison, John; Korsmo Construction	Lasko, Michael; Alt Del. Advisor J-U-B Engineers, Inc.
Airs, Cory	Lubbers, Matt; BNBuilders
Anderson, Austin	Marsh, Eric; Skanska USA

**Guests:**

Anderson, Len; Sr Engineer Douglas County PUD	Mead, Christopher
Arbuckle, Jeff; OAC Services	Mellis, Francesca; DCI Engineers
Baerlocher, Jason; Senior Project Manager WSU	Merris, Kathryn; IMCO Construction
Bellingham Public School Meeting Rm	Nicasio, Mark
Bergeron, Luke; Coffman Engineers	O’Nell, Bryson
Bernhardt, Keya	Otto, Miranda; Dykeman Architects
Blank, Kendall	Parker, Ross; BCRA
Brennan, Lisa	Perka, Ellie; Legal Counsel Ballard Spahr Lane Powell
Brown, Diana; OAC Services	Piano, Matt
Browning, Derek; Purchasing Agent Douglas County PUD	Robichaud, Patrick; Proj. Engineer J-U-B Engineers, Inc.
Cloud, Joshua; OAC Services	Rose, Sarah; RAM Construction
Coleman, Chris; Bayley Construction	Schramm, Steven; Proj. Engineer J-U-B Engineers, Inc.
Connor, Michelle; GLY Construction	Sellgren, Kayleah; FORMA Construction
Coyne, Jennifer; Hensel Phelps	Simons Katelin; Dawson Construction
Crawford, Tom	Stimson, John; Dawson Construction
D’Avella, Alex; OAC Services	Stranzl, Justin
Dawson, Eric	Tackett, Bethany; Forma Construction
Dickie, Kurt; OAC Services	Vibbert, Todd; Project Manager Douglas County PUD
Duffany, Addy; Skanska USA	Wallace, Graehm; Partner Perkins Coie
Elliott, Mason; Faber Construction	Willard, Jason; RMC Architects
Freeman, Justin; Coffman Engineers	Woodcock, Tom
Haggen, Matt; RAM Construction	Yang, Olivia; Associate Vice President WSU
Ham, Zach; Dykeman Architects	Zimmerman, Amy; Zervas Architects
Henderson, Shelly	
Hocklander, Heather; Parametrix	<i>Unidentified:</i>
Hough, Greg	<i>Amy K</i>
Huff, Maja; Director of Capital Projects WSU	<i>Bkorsmo</i>
Ivory, Gary; General Manager Douglas County PUD	<i>Guest</i>
Julius, John; Bayley Construction	<i>Jon T</i>
Kline, Joe; Assistant Vice President WSU	<i>Jtesarik</i>
Krzysiek, Andrew; Principal with Zervas Architects	

**Total Project Approvals for February 27, 2025:**

- 1 Design-Build projects totaling \$ 7,232,500
  - 1 GC/CM Certification
  - 1 DB & GC/CM Recertification
- Total project approvals for 2/27/2025: \$ 7,232,500**

**Total Project Approvals to date 2024:**

**Year to Date Total project Approvals:**

DB:	\$ 42,232,500	Traditional DB: 0	Progressive DB: 3
GC/CM:	\$483,670,000	Approved Proj: 7	Heavy Civil: 1 w/ASSP: 2
Total:	<b><u>\$525,902,500</u></b>		

**Current number of Certified Agencies: 15**

**Year to Date Alternative Subcontractor Selection Applications approved: 2**

Types of ASSP Requested:

- EC/CM 1 Cost: \$3M
- MC/CM 1 Cost: \$5M **Total: \$8M**