

Project Review Committee

Chair Report to CPARB

September 11, 2025

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May 22, 2025

Virtual PRC Meeting via Zoom

8:00 am

BUSINESS MEETING

Chair: Jessica Murphy\Dave Johnson; **Full Committee called;** 26 members attended with 7 members absent.

Chair Murphy called the Business meeting to order at 8:00 am and welcomed the whole committee. Today is her last meeting as PRC Chair and wished Dave Johnson the best as he steps into the Chair role.

- PRC Updates:
 - 6 members have been reappointed: Jessica Murphy, Eza Agoes, Mike Shinn, Mallorie Davies and Kevin Thomas.
 - 5 members are outgoing, and she took a moment to thank each one: Marvin Doster, Young Sang Song, Vicky Schiantarelli, Timothy Buckley, and Kyle Twohig.
 - There are 5 new members who will officially start in July: Joshua Cheatham, Brandi Colyar, Tamara Hartner, Brian Jewett, and Yuki Seda-Kane.
- Mentorship Check-in
 - Vice Chair Johnson asked for volunteer mentors for the 5 incoming members. Jeannie Natta, Jim Dugan, Kevin Thomas, Taine Wilton and Eza Agoes all volunteered.
- PRC Vice Chair Election:
 - Eza Agoes submitted a Letter of Interest and Chair Murphy asked her to share some context of her interest.
 - Eza is the newly reappointed PRC Owner-Transit representative and the project that has consumed much of her time over the last year has finally opened and she now has more time to commit to the PRC. She has 25+ years in the construction industry, 16 of which were in the private sector and the last 10 years has been in the public sector. She feels her background positions her well to counterbalance the incoming private sector Chair Dave Johnson.
 - Tain Wilton nominated Eza as Vice Chair and Jim Dugan seconded the nomination. The whole committee voted to accept Eza Agoes as the new Vice Chair.
- Bylaws Subcommittee – Jim Dugan
 - Jim admits that he has not had time to focus on the Bylaws subcommittee. The intent is to review the whole bylaws document to ensure they are current, relevant, uses current terminology, reflects how the PRC realistically operates, ensure they adequately reflect the RCWs, and to make recommendations where needed.
 - Jeff Jurgenson suggested Jim make a review of the document when he has time and focus to do so, and then his recommendations can be sent to the subcommittee. Jim agreed this option could work for him and they could aim to have a viable draft for the PRC to review by the September meeting. (Jeff Jurgensen, Jessica Murphy volunteered to review with Jim)
- The Department of Enterprise Services, who provides administrative support to CPARB and the PRC, is trying to gather information regarding access to their website.
 - When the website was updated in 2022, locating and accessing PRC and CPARB information became immensely difficult without direct help from Talia. She has created several processes to ensure everyone who needed access could get where they needed to go.
 - Talia will be reminding everyone frequently to take the online survey and extra questions to help provide feedback on accessibility this week.
- DBE Application Review Subcommittee – Young Sang Song
 - Young has been reviewing the current examples and will be handing this mini project over to Catina Patton since this is his last PRC meeting. Catina will work with the incoming DBE individuals to finalize some examples.
 - Chair Murphy recalls a conversation at the last meeting regarding data collection and reporting, and the challenges in relation to the multiple systems where the data lives.
 - Young has been working with some larger clients on data collection the challenge appears to be not what is reported, but where it is reported amongst the various data collection systems, and then how to extract that information in a way that is meaningful.
- Other Business
 - Chair Murphy shared the Potential Violations (PV) form feedback. She's been working on the first one and it's regarding self-performed work by the GC/CM and the definition of 'customarily self-performed work' via the statute. She would like to hear the experiences other members have had to include the combining of multiple scopes. What's the practice you've witnessed? What worked well? etc.
 - Marvin shared that he has noticed companies who self-perform concrete work, would bid on that work and then end up packaging a structure including rebar and structural steel (etc.) which they may not self-perform but subcontract out for. This has become common practice and sometimes includes other scopes. The reality

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is that it allows them to control the project better and also gives them the opportunity to earn more money under the self-perform umbrella.

- Jim shared his perspective of best practices in an owner's project management role, it is critically important to know who the general contractor is and what work they have historically done before getting into the discussion regarding self-performed work. Secondly, having work that is relatable and makes sense to be packaged together. As an owner's project manager, it's important to intentionally be involved in the discussions on what does and does not make sense when putting bid packages together. The owner, the builder and the design team need to meet all together and agree on what those packages will look like in advance which ultimately reduces surprises. This will help reduce the number of bid packages that are so complex there won't be anyone available to compete for the work. Since the market is constantly changing and is currently softening, general contractors are trying to do more self-performed work verses subcontracting. The issue of 'customarily self-performed work' needs to be more defined and confined in an intentional way.
- Kyle added he has seen an increased use of the 'kitchen sink package' which includes a bunch of small scopes of work with a low dollar value and are so small they are a hassle to bid out. From a project management, coordination and scheduling component, there is an efficiency to having a miscellaneous type of package agreement with the GC. Ask during procurement what the GC is willing to do. Still have the packaging discussion but go into it knowing what the GC is willing to take on.
- Lance also as seen packages with steel and concrete combined or other packages that don't make sense and appear to be sculpted towards a specific contractor. He agrees with Kyle that it's best to know what they will self-perform upfront and what they prefer to bid out. The topic should be an open discussion with the whole team to avoid surprises.
- Jeff J. shared that OAC prefers to intentionally ask during procurement what types of packages the GC prefers to bid out. The weirdness comes in when the GC creates a 'wrap-up package' that has a bunch of miscellaneous scopes.
- Heather noted that there is an RCW requirement the contractor is supposed to share what they usually bid on.
- Dave shared that not all GCs are focusing on personal gain. In the end the focus needs to be on the best value for the owner, for the project and then lastly the contractor. The process isn't black and white, but it does take thoughtfulness and intention.
- Taine noted it's also important when you have multiple GC/CM projects, to make sure your GC/CMs keep an eye on the schedule, so they are not competing with each other on the same projects at the same time. There isn't a lot of value if you have the same contractors bidding on all your projects at the same time. She asks her GC/CMs to work together to coordinate their schedules so they will have a room full of the appropriate representatives. They then hammer out the bid schedule to ensure there is the best value for the owner.
- Chair Murphy acknowledges the need for balance between smaller bid packages to allow for smaller firms to be involved and the larger packages to gain the best value for the project.
- o Chair Murphy asked if there were any additional panel assignments that needed to be filled? There weren't any. She also reminded panelists to review the Q&A documents prior to the panel review which should help to streamline the Q&A during the review.
- o Jeff J. emphasized the importance of asking pre-questions. It helps the applicant be better prepared for their review and recognizes the time and thought it takes to put these applications together. Be sure to pre-read the applications to better understand the project before jumping into the review.
- o Talia reminded the committee that there will be 2 separate meetings running concurrently during the afternoon and it will be important to take an extra moment to ensure you are in the correct meeting.
- o Talia also shared that CPARB created a Construction Cost Escalation (for the small works roster) Committee who will be discussing the potential for threshold increases and the potential impacts.

MEETING #1

9:00 am LAKE WASHINGTON SCHOOL DISTRICT

– GC/CM Recertification

Review Chair: Dave Johnson; **Full Committee Called;** 21 members, 4 recusals and 1 absent

- The Lake Washington School District covers 76 sq miles, has 33 elementary schools, 14 middle schools and 8 high schools with an enrollment of 30,654 students.
- Have 2 GC/CM projects underway and have completed 4 projects since last recertification without any overruns, delays or disputes.

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- The district has staff with extensive experience managing GC/CM projects and are setup for success.
- The district's approach to subcontractor outreach focuses on creating opportunities for small-, minority-, women-, and veteran-owned businesses to compete effectively and contribute to projects by holding several outreach events each year.
- Have exceeded inclusion goals on completed projects.
- Public Body meets all RCW requirements for GC/CM Recertification.

Lessons Learned:

Procurement Process Improvements:

- The district made several changes to the GC/CM procurement process based on industry and contractor feedback to include formatting changes similar to higher education groups (such as WSU and UW) utilizing a double sided 11x17" Statement of Qualifications.
- This change streamlines responses from perspective bidders and District evaluations by creating efficiency when comparing qualifications across multiple bidders and providing additional time for interactive meeting preparations.
- They Invite other owners to observe or participate in the procurement process to gain experience in alternative delivery procurement and share process templates and lessons learned with other local school districts and public agencies throughout western Washington and Oregon.

Contract Updates:

- Continual updates to GC/CM contracts and the Cost Responsibility Matrix provides as much clarity as possible regarding how costs are categorized (NSS vs SGCs, etc). This ensures bids are "apples to apples" and provides consistency in how costs are tracked across projects for future forecasting.

Independent Auditing:

- Conduct independent audits for all alternative delivery projects. This provides transparency and consistency.
- Approved 20/21; *One member undecided*

10:00 am ALMIRA SCHOOL DISTRICT – PROGRESSIVE DESIGN-BUILD

– Transportation Building Replacement Project

Panel: Eza Agoes, Becky Barnhart, Alexis Blue, Jim Dugan, Art McCluskey, Lance Thomas Anthony Udeagbala, and Taine Wilton

- Project Cost: \$2.5M
- Current facility is aging and failing so a pre-engineered metal building which is durable, cost-effective, and can be quickly assembled. The building will include bus maintenance areas, secure storage, and modern administrative spaces.
- Funding via Capital Project dollars from the district's Capital Project Fund. These funds are residual insurance reimbursement funds resulting for the 2021 Almira School Fire Replacement project.
- Team has been augmented with qualified consultants.
- Project meets RCW requirements for Design-Build.
- Unanimous Approval 8/8

11:00 am NORTH KITSAP SCHOOL DISTRICT – GC/CM

(NO ASSP)

– District-Wide Safety, Security, and Equity Improvements Project

Panel: Becky Barnhart, Jeff Gonzalez, Gina Hortillosa, Bret Miche, Jeannie Natta, Young Song, Kevin Thomas, and Taine Wilton

- Project Cost: \$22.8M
- The scope includes safety & security and programs equity improvements including secure entry vestibules and site circulation improvements, and some facility improvements for equitable entry facility programming to include two minor additions and systems improvements.
- Funding provided by successful passage of a Capital Levy in November 2024. The project will be fully funded by October 2026. The district has adequate existing reserves to ensure there are no cash flow constraints.
- Team has good experience and excellent support.
- Project meets RCW requirements for GC/CM.
- Unanimous Approval 7/7

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12:30 pm KING CO. DEPT. OF NATURAL RESOURCES & PARKS, WASTEWATER TREATMENT DIV. – GC/CM *HEAVY CIVIL*

- *Mouth of Duwamish Combined Sewer Overflow Wet Weather Treatment Station Project*
- *ASSP for EC/CM, MC/CM, Specialty Equipment, and Structures Subcontractor*

Panel: Lisa Corcoran, Marvin Doster, Thomas Golden, Karl Kolb, Jessica Murphy, Traci Rogstad, Young Song, and Lance Thomas

- Project Cost: \$2B
- New 240 MGD capacity wet weather treatment station, which operates intermittently, and provides physical treatment steps (screening, solids removal and disinfection) during heavy storms to prevent untreated overflows into the east waterway at the mouth of the Duwamish River. The scope includes the demolition of existing structures and foundations, shoring and excavation work, and soil management (including disposal of contaminated soils, ground improvements, and tremie slabs. The scope also includes ballasted sedimentation, UV disinfection, solids handling, and odor control systems.
- Funding was appropriated for concept design in recent budget cycles. Additional appropriation is being requested for the upcoming biennium in the current and future budget cycles for remaining funds. It is expected that funds will be appropriated after the selection of the GC/CM and well before the completion of design and commencement of construction. The King County Council approved the Executive Branch's decision to sign the Consent Decree, thereby signaling its commitment to completing the program as a major component of fulfilling the Consent Decree requirements. The project will explore federal and state funding program opportunities to support this project. These may include, but are not limited to, WIFIA loans from the EPA and SRF loans from WA Ecology.
- Team has been augmented with qualified consultants.
- Project meets RCW requirements for GC/CM.
- Approved 6/8; 2 members had reservations

1:30 pm CITY OF KENT – GC/CM (NO ASSP) – *Municipal Campus Relocation Project*

Panel: Marvin Doster, Jeff Jurgensen, Karl Kolb, Art McCluskey, Jessica Murphy, Heather Munden, Jeannie Natta, and Anthony Udeagbala

- Project Cost: \$48M
- The first phase involves the renovation of 80,000 sqf, 2-story building into a new administrative services building, which will house approximately 350 employees, including the mayor, administrative staff, and various city staff. This effort includes a full remodel of both floors, overhaul of the existing data center, renovation to the site, and upgrades to security/technology/audiovisual equipment, with staff relocating from multiple sites, primarily the current City Hall and the adjacent Centennial Building.
- The second phase focuses on relocating the Kent Police Department headquarters and a 7,000-sqf council chamber. Both will be housed within the four-story Centennial Building, which will undergo renovation across all floors, the parking garage, and the surrounding site. The first floor will be dedicated to the new council chamber and public facing police functions, while the remaining space will be designed to meet the operational and security needs of the Kent Police Office.
- Project is partially funded now and will be fully funded via bond issuance on or around August 15, 2025.
- Team has been augmented with qualified consultants.
- Project meets RCW requirements for GC/CM.
- Unanimous Approval 8/8

2:30 pm ENERGY NORTHWEST – PROGRESSIVE DESIGN-BUILD – *Generator Assembly Building Project*

Panel: Jeff Gonzalez, Jeff Jurgensen, Karl Kolb, Bret Miche, Heather Munden, Jessica Murphy, Lance Thomas and Anthony Udeagbala

- Project Cost: \$4.57M
- The new building will be a clear-span, pre-engineered metal structure designed to accommodate large-scale generator assembly activities with a footprint of approximately 220' x 75' x 55'. This building will have roll-up doors, personnel access points, restrooms, and optional breakroom/office space.
- Facility will include an adjacent laydown area and be positioned to streamline transportation between storage, assembly, and installation zones.

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- Project is self-funded by Energy Northwest through the Lifecycle Management Plan, Capital Improvement funds.
- Team has been taking DBIA training and is augmented with qualified consultants.
- Project meets RCW requirements for Design-Build.
- Unanimous Approval 8/8

MEETING #2

1:30 pm GRANT COUNTY – GC/CM (NO ASSP)
– Grant County Coroner's Office Project

Panel: Garrett Buckingham, Lisa Corcoran, Jim Dugan, Thomas Golden, Dave Johnson, Traci Rogstad, Young Sang Song, and Kyle Twohig

- Project Cost: \$7.1M
- Scope is to build an approximately 10,000 sqft new coroner's office and morgue. Space will include a two-bay autopsy suite, full body x-ray and separate large bore CT Scanner, drive through sallyport, freezers/coolers, staff space, viewing room and family meeting room. Space will need to be designed and sited to allow for future flexibility for growth due to lack of staff and facilities in the surrounding counties.
- The bond for the project is currently being funded for the project in the amount of \$7.17 million. All funding has been approved and allocated by the county commissioners.
- Team has been augmented with qualified consultants.
- Project meets RCW requirements for GC/CM.
- Unanimous Approval 8/8

2:30 pm COWLITZ PUBLIC FACILITIES DISTRICT – PROGRESSIVE DESIGN-BUILD
– Cowlitz County Event Center Expansion Phases 1 & 2 Project

Panel: Garrett Buckingham, Lisa Corcoran, Thomas Golden, Gina Hortillosa, Dave Johnson, Young Sang Song, Kevin Thomas and Kyle Twohig

- Project Cost: \$38.1M
- Phase 1 includes renovation/upgrades and expansion of the existing regional conference center facility. Renovations include improvements to foodservice/catering facilities; upgrading interior finishes, improvements to technology, AV and communications systems, improvements to safety and accessibility; improvements to the Expo Hall HVAC; and improvements to signage and wayfinding. The expansion piece will include 3,000 sf additional breakout space to accommodate varying sizes of meetings and conferences.
- Phase 2 includes a new multi-purpose facility. This will entail construction of a new 40,000 sf multi-purpose facility designed to accommodate flexibility for large and small groups ranging from trade shows to sporting events to training and community events. Part of the design will accommodate support spaces like formalized pre-function/concourse space, prep kitchen, public restrooms, meeting space, storage, and loading/unloading and staging areas.
- Phase 1 is funded by existing Cowlitz PFD reserves and the issuance of a new bond funded by the Cowlitz PFD's sales and lodging tax revenues through 2042.
- Phase 2 funding is expected from Federal and State grants/appropriations, business sponsorships, funding proceeds, and PFD bonds paid back by annual PFD sales tax and lodging revenues.
- Team has been augmented with qualified consultants.
- Project meets the RCW requirements for Design-Build? Yes/No
- Unanimous Approval 8/8

Total Project Approvals for May 22, 2025:

- 3 Design-Build projects totaling \$ 45,257,670
- 4 GC/CM projects totaling \$2,089,091,400

Total project approvals for 3/27/2025: \$2,134,349,070

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July 24, 2025

Virtual PRC Meeting via Zoom

8:00 am

BUSINESS MEETING

Chair: Dave Johnson\Eza Agoes; **Full Committee called;** 25 members attended with 8 members absent.

Chair Johnson called the Business meeting to order at 8:00 am and welcomed the whole committee.

- PRC Updates:
 - Chair Johnson thanked Jessica Murphy for her leadership over the last year and welcomed Eza Agoes into her new role as the new Vice Chair.
 - Chair Johnson shared that prior member, Vicky Schiantarelli, passed away in early July. She had been a DBE representative on the PRC, was a strong DBE advocate who made a huge impact on the local construction community and participated on several CPARB committees.
 - 5 new members officially started on July 1st. Chair Johnson asked each to briefly introduce themselves.
 - Joshua Cheatham is one of the new DBE representatives. He's a native Seattleite and works for Furtado in Seattle. He's excited for the opportunity to participate on the PRC.
 - Brandi Colyar is the new Owner-Counties representative. She is the Capital Projects Administrator for Spokane County. She is excited to be participating on the PRC.
 - Tamara Hartner is the new General Contractor representative with Mortenson Construction. She is excited to be part of the PRC.
 - Brian Jewitt is the new Private Sector representative with Ameresco doing energy savings performance contracting. He is really excited to get started and is ready to dive in.
 - Yuki Seda-Kane is the other new DBE Representative. She works for Axion Project Management. She is looking forward to the work of the PRC.
- Training – PRC Member Orientation – Updated Slide Deck
 - Chair Johnson walked the committee through the updated New Member Orientation slide deck to help bring everyone onto the same page on roles, responsibility, and how the PRC meetings operate.
 - Jim shared some of his best practices
 - ✓ Regarding recusals: if you wonder if you 'should' recuse yourself from a review, then do it.
 - ✓ Everything said during a meeting is a public record and can be pulled via a public records request and reviewed at any time.
 - ✓ New members: the panel chair is the lead of the meeting and is responsible for the decorum of the review.
 - ✓ 17 of the 33 PRC positions will be expiring in 2026 and he wanted to encourage everyone to be considering who would make a good PRC member as you are interacting with the community between now and spring 2026.
 - ✓ Talia shared that due to the realignment and restructure, 2026 will be a huge shift. It should be the last big one.
 - Gina reminded everyone that ZOOM will remember your log in, so you may need to rename yourself to remove your company or agency and replace it with your stakeholder group.
- Other Business
 - Taine asked about the PRC meeting dates for 2026 and requested the approval of those dates be moved to the July meeting since many folks' calendars are already filling up.
 - Jeannie asked to review the alternative subcontractor selection procurement (ASSP) process.
 - ✓ Chair Johnson shared that there are 2 ways noncertified public agencies can request the use of ASSP. One is by requesting approval during their project review, or the public agency can return at a future date after their project has been approved.
 - ✓ All ASSP packages need to be for \$3M or more and will benefit the project.
 - ✓ Project applications asking for approval with ASSP will be scored on the GC/CM project
 - ✓ Returning ASSP applications will have use the separate ASSP score sheet since the project has already been approved. Please remember to fill out this information at the top.
 - Art asked for a recommendation on how to score more than 3 ASSP applications because one project review he is chairing is asking for approval of 13 ASSP packages.
 - ✓ After considerable discussion, it was determined the review panel would need to carefully fill out their score sheets to ensure their decision is expressed clearly. If there are some packages not approved, the panelist could use the "All approved, but..." language or whichever the panelist discerned is the best way to express their intent.
 - ✓ The PRC will need to discuss further on the best way to allow more than 3 ASSP packages and consider what

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happens when even one is singled out.

- ✓ Heather asked if it would be appropriate to ask the applicant why they are not asking for ASSP for their project if it looks like they could benefit from requesting it. The response was agreement that it would be completely appropriate to ask.
- Talia asked for volunteers to fill in on panels for Traci who is sick and Bret who has a last-minute conflict. Chair Johnson volunteered for the Lake Stevens ASSP review, Taine volunteered to chair the Seattle School District project with Bret stepping in for Traci, the Jeannie Natta will take Bret's City of Camas panel on Friday.
- Joshua needs to be recused from the 10 am King County panel. Yuki will step in to ensure there is a DBE representative.
- Bylaw subcommittee information and application examples will be shared in September.

9:00 am UNIVERSITY OF WASHINGTON

– Recertification for GC/CM

Review Chair: Eza Agoes; **Full Committee Called;** 5 recusals & 8 members were absent.

- The University of Washington is a leader in public works design & construction. They have members who participate in the Public Owner Roundtable, CPARB Sub-Committees, the Project Review Committee, and supply training and education through the AGC and DBIA.
- The university hired a GC/CM-experienced trainer to provide a three-part training session for university staff to ensure all project managers are up to date in how to utilize GC/CM.
- In support of the state's economic goals and to support a diverse supplier pool, the UW aspires to achieve at least 20% utilization of small, veteran-owned, and historically disadvantaged businesses through subcontracting opportunities on capital projects. Over the past five years, their Ascend program has helped more than 200 businesses raise \$23.7M in capital, generate \$360M in revenue and created 2,615 jobs.
- Public Body meets all RCW requirements for GC/CM Recertification.

Lessons Learned:

- It is critical to have GC/CM and owner staff that fully understands the requirement to bid out all subcontract work, equipment and material purchases.
- GC/CM and Owner must understand how to manage risk contingency, negotiated support services, and specified general conditions.
- Have early conversations about 'mini-MACC's' and phasing the work.
- Ensure self-performed work is genuinely competitively bid.
- Culture of recognition motivates quality and performance.
- Senior Management Team must stay engaged for the duration
- Cost Allocation/Responsibility requires resources to manage.
- Unanimous Approval 20/20

10:00 am KING CO. DEPT. OF NATURAL RESOURCES & PARKS, WASTEWATER TREATMENT DIV. – GC/CM HEAVY CIVIL

– Mouth of Duwamish Combined Sewer Overflow Influent & Effluent Conveyance & Outfall Project

– ASSP for (13) EC/CM, MC/CM, Specialty Equipment, Structures Subcontractor, Specialty Fabricator, Marine Sub, Environmental Remediation/Hazardous Materials Specialist, Ground Improvements/Spec Geotech, Site Work Subs, Instrumentation & Controls, PreFab Systems & Equipment, Specialty Sub, Temp Works/Bypass Systems

Panel: Eza Agoes, Becky Barnhart, Brandi Colyar, Jeff Gonzalez, Art McCluskey, Yuki Seda-Kane, Lance Thomas, and Tim Thomas

- Project Cost: \$556.3M
- Influent Conveyance is the incoming piping system carrying combined sewer and stormwater, which flows into the future Wet Weather Treatment Station, and the Effluent Conveyance & Outfall is the outgoing piping system which drains the treated water into the Duwamish River. Separate bodies of work in the Program are Wet Weather Treatment station (*approved by PRC for GC/CM on May 23, 2025*).
- Influent Conveyance work includes capacity improvements to regulators, which will be accomplished by upsizing the existing gates and replacing adjacent pipes. Additionally, this includes capacity improvements to the existing regulators, which will be accomplished by rerouting conveyance pipe from the existing main trunk line and holding areas to a new regulator station to store and regulate flow to the wet weather treatment station. This includes 5,516 feet of Influent Conveyance, 1,492 feet of which will be constructed as a micro-tunnel with the remainder being constructed via open cut / trench methods.

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- Effluent Conveyance and Outfall work includes installing approximately 1,240 feet of effluent pipe using open trench methods, relocating existing utilities, and restoring any disturbed surfaces. Two shafts will be built to support a 360-foot section of pipe installed using trenchless methods. A new pump station will be added to help move the treated water. This work includes open-cut and/or trenchless conveyance, in-water outfall pipe requiring divers, a diffuser installed within a sheeted trench, fish habitat surface layer restoration in outfall trench, and anchored barges for excavation.
- Funding was appropriated for concept design in recent budget cycles. Additional appropriation is being requested for the upcoming biennium in the current and future budget cycles for remaining funds. The project will explore federal and state funding program opportunities to support this project. These may include, but are not limited to, WIFIA loans from the EPA and SRF loans from WA Ecology.
- Team has been augmented with qualified consultants.
- Project meets the RCW requirements for Design-Build?
- Due to inconsistencies in the alternative subcontractor selection procurement applications, the actual calculated costs of these packages and several not meeting the minimum RCW requirements, the alternative subcontractor selection procurement portion of this application was not approved.
- Unanimous Project Approval 8/8; Unanimous ASSP Denial 8/8

11:00 am KING CO. DEPT. OF NATURAL RESOURCES & PARKS, WASTEWATER TREATMENT DIV. – GC/CM HEAVY CIVIL – Sammamish Plateau Diversion Project (No ASSP)

Panel: Eza Agoes, Lisa Corcoran, Thomas Golden, Brian Jewett, Karl Kolb, Heather Munden, Yuki Seda-Kane, and Tim Thomas

- Project Cost: \$376.3M
- The Project addresses regional conveyance system capacity needs. Flow will be diverted out of the South Lake Sammamish Planning Area north by designing and constructing a conveyance line capable of diverting up to 7.31 million gallons per day of flow from the Southwest Lake Sammamish area north and upgrading KCWTD's York Pump Station and Diversion Structure. Diverting flows northward will alleviate capacity needs at several conveyance facilities between KCWTD's Issaquah Interceptor Section 1 and Eastside Interceptor. This project will further benefit the Sammamish Plateau Water and Sewer District by diverting much of their sanitary flow north and away from local collection system conveyance needs to the south.
- Funding was appropriated for preconstruction in recent budget cycles. Additional appropriation is being requested for the upcoming biennium in the current and future budget cycles for remaining funds. It is expected that additional funds will be appropriated after the selection of the GC/CM and well before the completion of design and commencement of construction. The project has received SRF funding from WA Ecology for planning and design phases of work.
- Team is well versed and experienced in the use of GC/CM.
- Project meets RCW requirements for GC/CM.
- Unanimous Approval 8/8

12:30 pm STEVENS COUNTY – ASSP FOR EC/CM & MC/CM – Stevens County Justice Center Project Approved 1/23/2025

Panel: Eza Agoes, Becky Barnhart, Alexis Blue, Joshua Cheatham, Brandi Colyar, Jim Dugan, Ron Paananen, and Kevin Thomas

- EC/CM Cost: \$11M
- MC/CM Cost: \$13M
- Seeking approval to use the EC/CM & MC/CM alternative subcontractor selection procurement during the design phase the subcontractor can:
 - Evaluate the intricate systems that will need to be installed and turned over, particularly in the existing facility due to the phased and occupied nature of the project.
 - Their insights into material supply chain for their related products will provide valuable guidance to potential early material procurement to help facilitate overall cost and schedule management.
 - Involvement of an EC/CM and MC/CM will align with the County's desire for the highest level of construction within the known budget constraints and allow for potential betterment in the design, increased constructability and cost savings throughout.

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- Security electronics are a vital component to the construction of a detention facility. The EC/CM will allow the County to carefully evaluate the different benefits of each security electronics system available and have the ability to choose the system that best suits their needs and current Information Technology capabilities.
- Allow the County to select these subcontractors primarily on qualifications and experience rather than solely on low price. RFQ/RFP criteria and scoring will be tailored to align with these specific types of work and project.
- Request meets RCW requirements alternative subcontractor selection procurement.
- Unanimous Approval 8/8

1:00 pm LAKE STEVENS SCHOOL DISTRICT – ASSP FOR EC/CM & MC/CM

– Skyline ES/Lake Stevens MS Modernization & Expansion Project Approved 1/23/2025

Panel: Mallorie Davies, Jeff Gonzalez, Gina Hortillosa, Dave Johnson, Art McCluskey, Bret Miche, Anthony Udeagbala, and Taine Wilton

- EC/CM Cost: \$14.4M
- MC/CM Cost: \$20.9M
- Seeking approval to use the EC/CM & MC/CM alternative subcontractor selection procurement during the design phase the subcontractor can:
 - Evaluate current school electrical and mechanical systems during the critical design development phase
 - Identify value engineering opportunities for selected electrical and mechanical system components.
 - Assist with early recommendations of specific materials and equipment selection.
 - Identify phasing strategies on an occupied site.
- Request meets RCW requirements alternative subcontractor selection procurement.
- Unanimous Approval 8/8

1:30 pm SEATTLE SCHOOL DISTRICT – GC/CM

– John Marshall School Modernization 2029 Project w/ASSP for EC/CM & MC/CM

Panel: Thomas Golden, Tamara Hartner, Gina Hortillosa, Bret Miche, Yuki Seda-Kane, Mike Shinn, Anthony Udeagbala, and Taine Wilton

- Project Cost: \$129M
- Project includes expanding classroom sizes, enhancing program spaces, upgrading the building's exterior with better insulation, new energy-efficient windows, and improvements to the walls and roof to create a more energy-saving environment. For safety there will be seismic and structural upgrades, and updated life safety and security systems. Inside there will be new finishes and completely modernized heating, cooling, electrical, and ventilation systems—including the introduction of a sustainable geothermal system.
- Funding via the Building Excellence (BEX) VI Capital Levy approved by Seattle voters in February 2025.
- Alternative Subcontractor Selection Procurement for EC/CM & MC/CM was approved.
- Team is well versed and experienced in the use of GC/CM.
- Project meets RCW requirements for GC/CM.
- **Lessons Learned:**
 - Pay close attention to service equipment needs and delivery schedules because they can impact the overall project schedule.
 - Start early discussions regarding optimal time to bring the GC/CM onboard and identify EC/CM & MC/CM needs as soon as possible.
 - Have the EC & MC/CM assist to provide as much value as possible within the parameters of the project.
- Early discussions help to provide communication transparency and build the team partnership.
- Unanimous Project and ASSP Approval 8/8

2:30 pm BEN FRANKLIN TRANSIT – PROGRESSIVE DESIGN-BUILD

– BFT Maintenance Shop Project

Panel: Alexis Blue, Brain Jewett, Dave Johnson, Jeff Jurgensen, Art McCluskey, Yuki Seda-Kane, Kevin Thomas, and Lance Thomas

- Project Cost: \$7.3M
- Project will include a dedicated location for storage of equipment and materials, and office space with dedicated training spaces available to maintain fleet and personnel readiness. The dedicated shop space will allow for both mechanical and carpentry work.

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- It is anticipated that the building will contain three multi-purpose shop bays as well as office and support spaces with additional structures desired for storage and equipment parking.
- The Ben Franklin Transit Board of Directors has planned for \$5.6M to be allocated toward this project between the current and upcoming fiscal years. An amended budget request is planned to increase the allocation to cover the current estimate with several optional improvements added and will necessarily be managed as betterments until the added funds can be officially allocated.
- Team has several experienced staff and is augmented with qualified consultants to ensure project success.
- Project meets RCW requirements for Design-Build.
- Unanimous Approval 8/8

3:30 pm PARKS TACOMA – PROGRESSIVE DESIGN-BUILD

– Reimagined Meadow Park Golf Course Project

Panel: Becky Barnhart, Brandi Colyar, Tamar Hartner, Jeff Jurgensen, Jeannie Natta, Ron Paananen, Mike Shinn, and Anthony Udeagbala

- Project Cost: \$47.7M
- Project will include: a new Champion 18-Hole Golf Course, an Executive 9-Hole Golf Course, a full-service, multi-level driving range, a new and enhanced multi-function golf clubhouse, new program spaces, golf practices areas, new maintenance facility and expanded parking.
- Funding will be from four sources:
 - \$25.9 million in Revenue Bonds. Bonds will be sold in Quarter 4 2025.
 - \$10.6 million in Parks Tacoma Bonding. District Bonding planned for Quarter 2 2027.
 - \$8.02 million in Parks Tacoma Meadow Park GC Cash Reserves. Cash Reserves planned for Quarter 1 2028.
 - \$3.2 million in philanthropic fundraising.
- Team has been augmented with qualified consultants.
- Project meets the RCW requirements for Design-Build.
- Unanimous Approval 8/8

July 25, 2025

Virtual PRC Meeting via Zoom

9:00 am CITY OF CAMAS – GC/CM

(No ASSP)

– Camas-Washougal Fire Department 41 New Headquarters Project

Panel: Garrett Buckingham, Joshua Cheatham, Lisa Corcoran, Mallorie Davies, Brian Jewett, Karl Kolb, Heather Munden, and Jeannie Natta

- Project Cost: \$24.4M
- New Headquarters Fire Station 41 is planned to be 23,280 sf and will accommodate the HQ office spaces by housing administration staff and the Fire Marshall's office. Construction will include the street vacation of NE Everett, relocation of existing utilities and demolition of the building currently in place on the site.
- The building will contain bedrooms, dining, fitness and living spaces for fire personnel, and an apparatus bay for vehicles, with maintenance, storage and decontamination spaces to support operation.
- Project is fully funded and secured through successful passage of Proposition 1 authorizing issuance of \$26,300,000 in general obligation bonds for fire safety improvements on August 6, 2024.
- Team has been augmented with qualified consultants.
- Project meets RCW requirements for GC/CM.
- Unanimous Approval 8/8

10:00 am RIVERCOM 911 – GC/CM

(No ASSP)

– Regional Emergency Services Dispatch Center Project

Panel: Garrett Buckingham, Mallorie Davies, Jim Dugan, Tamara Hartner, Joshua Cheatham, Heather Munden, Jeannie Natta, and Ron Paananen

- Project Cost: \$26M
- New 17,500 sf building to provide resilient continuous 911 emergency communications and will house dispatch operations, technology infrastructure and maintenance, and administration functions designed for uninterrupted service.
- Funding will be from a levy in April 2026 for 1/10th of 1%.
- Team has been augmented with qualified consultants.

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- Project meets RCW requirements for GC/CM.
- Unanimous Approval 8/8

Total Project Approvals for July 24-25, 2025:

- 2 Design-Build projects totaling \$ 45,257,670
 - 5 GC/CM projects totaling \$2,089,091,400
 - Alternative Subcontractor Selection Applications Reviewed: 19
- Total project approvals for 7/24-25/2025: \$2,134,349,070**

Statistics:

Year to Date Total project Approvals:

DB:	\$ 563,271,824	Traditional DB: 0	Progressive DB: 10	
GC/CM:	\$3,831,132,612	Approved Proj: 18	Heavy Civil: 4	w/ASSP: 3
Total:	\$4,394,404,436			

Current number of Certified Agencies: 16

Year to Date Alternative Subcontractor Selection Applications approved: 12

Types of ASSP Requested:

• EC/CM	6	Cost: \$80.8M – Approved; \$10.3M – Denied
• MC/CM	6	Cost: \$78.3M – Approved; \$25.6M – Denied
• Specialty Equipment	1	Cost: \$42.1M – Approved
• Structural Subcontractor	3	Cost: \$54.4M – Approved; \$30.8M – Denied
• Hazardous Materials Spec.	1	Cost: \$15.6M – Denied
• Specialty Geotechnical	1	Cost: \$ 2.8M – Denied
• Instrumentation and Controls	1	Cost: \$ 5.8M – Denied
• Marine Subcontractor	1	Cost: \$ 31M – Denied
• Prefab. Systems & Equipment	1	Cost: \$ 6.4M – Denied
• Site Work Subcontractor	1	Cost: \$37.4M – Denied
• Specialty Civil Subcontractor	1	Cost: \$45.9M – Denied
• Specialty Fabrications	1	Cost: \$ 11M – Denied
• Bypass Systems	1	Cost: \$ 1.7M – Denied

Total Approved	\$255.6M
Total Denied	\$224.3M

PRC Member Attendance 25:

Member Attendance	2025					
	7/25	7/24	5/22	3/27	2/27	1/23
Agoes, Eza <i>Vice Chair</i>		x	x	x	E	x
Barnhart, Becky		x	x	x	x	x
Blue, Alexis		x	x	x	x	x
Buckingham, Garrett	x		x	x	x	O
Cheatham, Joshua	x	x				
Colyar, Brandi		x				
Corcoran, Lisa	x	x	x	x	E	x
Davies, Mallorie	x	x	E	x	E	x
Dugan, Jim	x	x	x	x	E	x
Golden, Thomas		x	x	x	x	x
Gonzalez, Jeff		x	x	x	x	x
Hartner, Tamara	x	x				
Hortillosa, Gina		x	x	x	x	x
Jewett, Brian	x	x				
Johnson, Dave <i>Chair</i>		x	x	x	x	x
Jurgensen, Jeff		x	x	x	O	x
Kolb, Karl	x	x	x	x	x	x
McCluskey, Art		x	x	x	x	x
Miche, Bret		x	x	x	x	x
Munden, Heather	x	x	x	x	x	x
Murphy, Jessica		E	x	x	x	x
Natta, Jeannie	x	x	x	x	x	x
Paananen, Ron	x	x	E	x	x	x
Patton, Catina		E	E	x	x	x
Pellitteri, Mike		O	x	x	x	x
Rogstad, Traci		sick	x	x	x	x
Seda-Kane, Yuki		x				
Shinn, Mike		x	E	x	E	x
Thomas, Kevin		x	x	x	x	x
Thomas, Lance		x	x	x	x	x
Thomas, Tim		x	E	x	E	x
Udeagbala, Anthony		x	x	x	E	x
Wilton, Taine		x	x	x	x	x

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Not Scheduled

No Show/Unexcused

Excused Absence