

## Project Review Committee

### Chair Report to CPARB

February 12, 2026

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December 4, 2025

### Virtual PRC Meeting via Zoom

8:00 am

#### BUSINESS MEETING

**PRC Leadership:** Dave Johnson\Eza Agoes; **Full Committee called;** 23 members attended with 10 members absent. Chair Johnson called the Business meeting to order at 8:00 am and welcomed the whole committee.

- CPARB Update
  - The Washington State University (WSU) gave their bi-annual pilot report on DB projects under \$2M. There were some great lessons learned included. The report can be located on the [CPARB October 9, 2025 meeting event page](#).
  - The CPARB Board Development Committee has been taking a deep look at how CPARB is working in an effort to develop a Strategic Plan. Included in those discussions has been consideration on how the PRC functions and what the PRC could look like in the future. Unfortunately, these discussions have been set aside for the moment to work on a performance measure report to JLARC that is due by the end of February.
- Mentorship Check-in
  - Vice Chair Agoes encouraged all the newer members to check in with their Mentors.
- Application Example Documents:
  - Yuki would like to set aside some time to talk with Dave and Eza about the evolution with DBE and how that will impact the PRC.
  - Catina provided an example; One of the schools has been getting better at showing their bridging in the community and involving students. Instead of providing examples of what has been turned in, they provided resources to get these businesses more involved. DBE will be changing into SBE, and there will be some changes at OMWBE in January with some changes to DBE that are not SBE.
  - Vice Chair Agoes noted the big issue with the applications was that the review panel has had to guess on the proposed outreach activity and utilization when it's not provided.
  - Chair Johnson reminded the Committee the reason for the subcommittee review was because the PRC was not getting clear responses on the applications and needed to make sure agencies were paying attention to the DBE requirements.
  - Jessica Murphy added that the questions were added to the applications because the interviews were getting bogged down with the same inquiries about DBE utilization and outreach.
  - Taine Wilton suggested it would be helpful to define exactly what the PRC would like to see. School Districts provide a percentage, but it takes a huge effort to convert it into an actual dollar amount.
  - Lisa Corcoran noted that utilization percentages and costs are not an RCW requirement and at the time of the PRC application, the projects are in the early stages of a conceptual format. It's great to establish outreach and goals but the actuals cannot be fully vetted in time for PRC review.
  - Yuki added some bullet points in the chat that highlight a couple of good examples that have been submitted this year:
    - **Agency Recertifications, [City of Seattle](#)'s Five-point Citywide WMBE strategy:**
      - Regular engagement with organizations such as Tabor 100, NAMC, AWMB.
      - Monthly multilingual "Doing Business with the City" sessions.
      - Free technical assistance through nonprofit partners.
      - Quarterly reporting on department WMBE goals.
      - Ongoing policy improvements and a Citywide disparity study.
    - **GC/CM projects from [Lake Stevens](#):**
      - Establish project-specific inclusion goals, track progress through metrics and milestones, and conduct post-project debriefs to continually improve outcomes.
      - Require Inclusion Plans from every contractor and consultant, with scoring criteria based on verified outreach success.
      - Partner with Tabor 100, NAMC, NAWIC, OMWBE, and similar organizations to broaden opportunities for small and diverse businesses.
      - Host open houses specifically designed to connect WMBE, DBE, and SBE firms with our GC/CM and design team.
      - Right-size bid packages to make scopes accessible to smaller subcontractors.

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- Other Business:
  - PRC Best Practices:
    - Chair Johnson reiterated the value to asking good thoughtful pre-questions. At the September meeting the pre-questions prompted the owner to evaluate if their project was ready for PRC review and chose to withdraw the application. This is preferable to supersizing the applicant during the review.
    - Owner Readiness for a successful project is the goal.
  - PRC Recruitment:
    - The PRC year is half over and there are 17 positions expiring in June. It's time to start considering if you intend to reapply, who might be a good PRC member to replace you if you do not, and are you interested in becoming part of PRC Leadership.
  - Apprenticeship:
    - There was discussion about apprenticeship and how agencies are approaching the RCW requirements for penalties.
    - Chair Johnson pointed out that the actual dollars are less important than the questions being asked and getting people to think about their goals and accountability.
  - Jessica Murphy shared that CPARB Chair, Linneth Riley-Hall, has extended an invitation to CPARB and PRC members to attend Sound Transit's Grand Opening of their Line 1 Federal Way light rail. Look for an informational invite from Monique Martinez.

#### 9:00 am NORTHSHORE SCHOOL DISTRICT

– Certification for GC/CM

**Review Chair:** Eza Agoes; **Full Committee Called;** 21 members present, 2 recusals and 10 absent

- The Northshore School District supports 22,932 students between 34 schools.
- Currently has 2GC/CM projects worth about \$160M underway.
- The District established a Capital Projects team which has demonstrated consistent success in planning, budgeting, and executing complex capital programs.
- The district is committed to increasing business opportunities for historically disadvantaged businesses, including small, women, minority, and veteran-owned businesses. Over the past four years, they have expanded their own outreach efforts to include embedding updated procurement processes and long-range capital program strategy; engaging directly with key advocacy groups promoting bundled projects such as AWMB, NAMB, and Tabor 100; and updated their Small Works Roster profile
- Public Body meets all RCW requirements for GC/CM Certification.

#### Lessons Learned:

Before the 2022 bond program, the school district formalized updated Technical Specification Standards emphasizing sustainability and maintainability. These standards have provided consistency and quality across all GC/CM projects, reducing errors and aligning stakeholders around shared expectations. They also support the district's long-term goals for energy efficiency, durability, and lifecycle cost savings.

In addition to process improvements, each GC/CM project has provided valuable lessons that continue to inform current and future work:

- **Inglemoor High School Replacement** (three phases) - Phase one reinforced the importance of fully integrating the GC/CM and design teams early in schematic design to align phasing, logistics, and budget assumptions. Those lessons are now being applied to phases two and three, where the district has refined the preconstruction review schedule, increased stakeholder coordination, and implemented earlier reviews of utility tie-ins and temporary facilities to improve sequencing and minimize-classroom disruption.
- **Leota Middle School Modernization and Expansion** (two phases) - Phase one highlighted the value of detailed communication and safety protocols with school staff to maintain operations during construction. For phase two, NSD has enhanced site logistics planning and parent-teacher communication tools; and adjusted the phasing strategy to reduce contractor mobilizations and increase efficiency.
- The district also partnered with its architectural teams and Song Consulting to establish an inclusion plan expanding opportunities for historically disadvantaged businesses. This initiative has resulted in increased participation and awareness across NSD's alternative delivery projects, demonstrating the district's commitment to equitable, transparent, and community-focused project delivery.

Approved 21/21

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**10:00 am CITY OF WASHOUGAL – GC/CM (NO ASSP)**  
– *Public Safety Complex Project*

**Panel:** Garrett Buckingham, Tamara Hartner, Gina Hortillosa, Brian Jewett, Karl Kolb, Jessica Murphy, Mike Pellitteri, and Yuki Seda-Kane

- Project Cost: \$18M
- This project is intended to completely replace the existing Fire Station 43. Upgrades to the existing Silver Star and Rescue Building will need to be made prior to the temporary relocation of current fire station staff, vehicles, equipment and bunk rooms. Project will include the demolition of their existing Fire Station 43, the relocation of an existing cell tower, the demotion of existing site pavement and excavation of existing soils. Additional elements include improvements to the existing City of Washougal Police Station, which will be joined architecturally to Fire Station 43 via the exterior and interior. The Police Station part of this project will include a new Community/Training Room, Lobby, Fitness Room and Break Room.
- The project will be funded by a local bond measure (City of Washougal) approved by the voters in August of 2024.
- Project will be funded by local bond measure approved in 2024.
- Team has been augmented with qualified consultants.
- Project Meets all RCW requirements for GC/CM.

**Approved 8/8**

**11:00 am CITY OF BELLINGHAM – GC/CM (NO ASSP)**  
– *Post Point Incinerator Emissions Control Upgrades Project*

**Panel:** Eza Agoes, Jim Dugan, Art McCluskey, Bret Miche, Jessica Murphy, Heather Munden, Ron Paananen, and Yuki Seda-Kane

- Project Cost: \$42.4M
- This project will modernize the air pollution control equipment for the wastewater treatment plant's hearth incinerators to meet modern emission standards. The City has chosen to upgrade the existing equipment rather than replace the incinerators entirely.
- Upgrades will include the installation of a new venturi scrubber, tray scrubber, wet electrostatic precipitator, regenerative thermal oxidizer, and granular activated carbon treatment unit. Various building layout alternatives are being evaluated for housing the new equipment and these include options to install equipment within existing buildings, partially within new structures, or entirely within a new standalone facility. All upgrades are anticipated to be designed and implemented without disrupting the continuous operation of the facility.
- The design/preconstruction phase will be funded from City wastewater rates. The City anticipates obtaining municipal bond funding for the construction phase. This is a regulatory-driven project that will proceed regardless of funding source.
- Team has been augmented with qualified consultants.
- Project Meets all RCW requirements for GC/CM.

**Approved 8/8**

**12:30 pm PORT ANGELES SCHOOL DISTRICT – GC/CM (NO ASSP)**  
– *Franklin Elementary School Replacement Project*

**Panel:** Eza Agoes, Thomas Golden, Gina Hortillosa, Dave Johnson, Ron Paananen, Yuki Seda-Kane, Anthony Udeagbala, and Taine Wilton

- Project Cost: \$44.1M
- This project will completely replace the elementary school by constructing a new 60,000 sq.ft. school for grades K-5 on the current school site. After construction and occupation of the new school, the old school will be demolished, and new parking and playgrounds will be constructed in its place.
- Funding will be through combination of voter-approved bonds from 2024 bond issue, as well as School Construction Assistance Program (SCAP) funding from the Office of Superintendent of Public Instruction.
- Team has been augmented with qualified consultants.
- Project meets RCW requirements for GC/CM.

**Approved 8/8**

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#### **1:30 pm** PORT ANGELES SCHOOL DISTRICT – GC/CM *(NO ASSP)* – Port Angeles High School Replacement & Renovations Phase 1 Project

**Panel:** Thomas Golden, Jeff Gonzalez, Gina Hortillosa, Dave Johnson, Ron Paananen, Catina Patton, Yuki Seda-Kane, and Taine Wilton

- Project Cost: \$132.4M
- This project is a major capital project to modernize the high school campus originally built between 1953 and 1978. The project will replace the current spread-out design of 11 separate buildings with a consolidated, modern facility better suited for 21st-century education. Phase 1 of the program includes: replacement of seven Administrative/classroom buildings, and Family Learning Center for a total construction of 136,000 sq. ft. for 950 students. After construction there will be demolition of the seven buildings (122,000 sq. ft. demolition), seismic upgrades, ADA upgrades, and modernization of the existing Auditorium (1,150 seats) of 21,000 sq. ft., various security upgrades across the campus including the remaining school industrial arts and gyms facilities, and finally Master Planning campus site and utilities for a Phase 2 school replacement in the future.
- Funding will be through combination of voter-approved bonds from 2024 bond issue, as well as School Construction Assistance Program (SCAP) funding from the Office of Superintendent of Public Instruction.
- Team has been augmented with qualified consultants.
- Project meets RCW requirements for GC/CM.

**Approved 8/8**

#### **2:30 pm** SEQUIM SCHOOL DISTRICT – PROGRESSIVE DESIGN-BUILD – Helen Haller Elementary School Replacement Project

**Panel:** Eza Agoes, Mallorie Davies, Jim Dugan, Art McCluskey, Bret Miche, Ron Paananen, Catina Patton, and Traci Rogstad

- Project Cost: \$63.6M
- The new school will be approximately 62,000 SF and will provide for a comprehensive elementary school program including spaces for general education, specialty education, administration, physical education, food service and administration. It will be constructed in close proximity to the existing school which will remain operational throughout construction.
- This project will be funded as part of the \$146M capital bond which was approved by the voters in February 2025. In addition, the Hellen Haller Elementary School replacement project is eligible for \$5.2 million in state funding assistance.
- Applicants have a strong experienced team.
- Project meets RCW requirements for Design-Build.

**Approved 8/8**

#### **3:30 pm** SEQUIM SCHOOL DISTRICT – GC/CM *(NO ASSP)* – Sequim High School Remodel & CTE Building Construction Project

**Panel:** Mallorie Davies, Joshua Cheatham, Thomas Golden, Art McCluskey, Bret Miche, Jessica Murphy, Catina Patton, and Traci Rogstad

- Project Cost: \$57.3M
- The project will replace five separate buildings on the Sequim High School Campus with new instructional wings that connect all buildings and create a secure campus. The new construction will include approximately 51,000 SF with spaces such as administration, library/media center, science labs, shop spaces and art spaces. Additionally, a new CTE building will be built to expand and enhance career and technical education opportunities.
- This project will be funded as part of the \$146M capital bond which was approved by the voters in February 2025. In addition, the CTE portion of this project will receive an additional \$4.9M through a Community Improvement Grant.
- Applicants have a strong experienced team.
- Project meets RCW requirements for GC/CM.

**Approved 7/7**

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**December 5, 2025**

**Virtual PRC Meeting via Zoom**

**8:00 am SEATTLE SCHOOL DISTRICT – GC/CM (NO ASSP)**

*- Bryant Elementary School Exterior Façade Improvements Project*

**Panel:** Alexis Blue, Karl Kolb, Bret Miche, Heather Munden, Jessica Murphy, Mike Pellitteri, and Anthony Udeagbala and Taine Wilton

- Project Cost: \$4.9M
- The Bryant Elementary School is a designated City of Seattle landmark, and improvements will require review and approval by the City of Seattle - Department of Neighborhoods - Landmarks Preservation Board. The building exterior consists of brick and terra cotta façade with wood windows and doors. There are 188 existing window openings with 162 wood windows and 26 aluminum clad wood windows from the expansion implemented in 2000.
- The project scope includes the repair, painting, and sealing of the masonry and terracotta, the repair and painting of the wood windows; the replacement of the aluminum clad wood windows and repair to adjacent walls which have been damaged from moisture intrusion.
- The project is funded by the Building Excellence (BEX) V Capital Levy passed in February 2019 for \$3,465,020 and the Building, Technology, Academics/Athletics (BTA) V Capital Levy passed in February 2023 for \$1,451,954.
- Applicants have a strong experienced team.
- Project meets RCW requirements for GC/CM.

**Approved 7/7**

**9:00 am SUMNER BONNEY LAKE SCHOOL DISTRICT – GC/CM (NO ASSP)**

*- Tehaleh Heights Elementary School Classroom Expansion Project*

**Panel:** Alexis Blue, Thomas Golden, Tamara Hartner, Brian Jewett, Karl Kolb, Heather Munden, Anthony Udeagbala, and Taine Wilton

- Project Cost: \$19.7M
- Replace portables with a permanent 8-classroom addition with improved parking areas, and improved outdoor play areas and fields.
- Project funded through the \$732M Capital Bond passed in November 2024.
- Applicants have a strong experienced team.
- Project meets the RCW requirements for GC/CM.

**Approved 7/7**

**10:00 am SEATTLE SCHOOL DISTRICT – GC/CM (NO ASSP)**

*- McGilvra Elementary School Exterior Façade & Seismic Improvements Project*

**Panel:** Alexis Blue, Joshua Cheatham, Lisa Corcoran, Tamara Hartner, Brian Jewett, Karl Kolb, Heather Munden, and Mike Pellitteri

- Project Cost: \$6.4M
- The City of Seattle designated the McGilvra Elementary School's building's exterior, interior and site as a landmark May 2015 and will require review and approval by the City of Seattle - Department of Neighborhoods - Landmarks Preservation Board. The building exterior consists of brick and terra cotta façade with wood windows and doors.
- The project scope includes the repair, painting, and sealing of the masonry and terracotta, the repair and painting of the original wood-framed windows in the 1913 building including attendant repairs to jambs, sills and headers as well as seismic upgrades to the unreinforced masonry structure with additional internal bracing.
- The Project is funded by the Building Excellence (BEX) V Capital Levy passed by Seattle voters in February 2019 for \$2,831,142 and the Building, Technology, Academics/Athletics (BTA) V Capital Levy passed by Seattle voters in February 2023 for \$3,552,835.
- Applicants have a strong experienced team.
- Project meets the RCW requirements for GC/CM.

**Approved 7/7**

**11:00 am YAKIMA TIETON IRRIGATION DISTRICT – GC/CM (NO ASSP)**

*- Main Canal Replacement Heavy Civil Project*

**Panel:** Garrett Buckingham, Joshua Cheatham, Lisa Corcoran, Mallorie Davies, Jim Dugan, Jeff Gonzalez, Catina Patton, and Mike Pellitteri

- Project Cost: \$86.8M

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- The Main Canal was originally constructed in 1906 and is the primary source of water supporting agriculture, residential water, and public safety fire suppression for the entire valley. The 2024 Retreat Wildfire significantly damaged and worsened the aging infrastructure. Reconstruction of top 4.8 miles of the main canal will use precast concrete box culverts along the existing alignment and will be installed over four consecutive winter seasons to maintain uninterrupted water delivery.
- This project will be funded through a combination of federal, state, and local funding sources. In August 2025, applicant was awarded \$8.5 million from the State of Washington for phase 1 of construction through the 26/27 biennium. Additionally, the applicant has submitted a \$240 million Emergency Extraordinary Maintenance (EXM) funding request to the U.S. Bureau of Reclamation which will pay for this project as well as the replacement of the lower Main Canal with a gravity tunnel that is not included in this PRC application. EXM funding is 35% non-reimbursable and 65% reimbursable. The reimbursable portion of the EXM funding will be repaid through a combination of local ratepayer assessments totaling \$80 million and additional state funding for future project phases. Applicant expects to receive approval for their EXM funding request by spring 2026.
- Team has been augmented with qualified consultants.
- Project meets the RCW requirements for GC/CM.

**Approved 8/8**

**12:30 pm SNOHOMISH COUNTY FIRE DISTRICT – GC/CM (NO ASSP)**  
*– Fire Station #42 Project*

**Panel:** Garrett Buckingham, Joshua Cheatham, Lisa Corcoran, Mallorie Davies, Jim Dugan, Jeff Gonzalez, Brian Jewett, and Traci Rogstad

- Project Cost: \$15.7M
- The new 10,500 sq ft station will be constructed on the District's existing 4.4-acre site and will house three (3) apparatus bays, support spaces including bunker gear storage, a decontamination room, air compressor, shop, and storage areas—all designed for immediate accessibility during emergency responses. Administrative space will include an office, report room, small lobby, and public restroom.
- The four (4) individual dorms will have direct apparatus bay access and will include comprehensive crew living spaces with three (3) individual restroom/shower facilities, an exercise room, laundry, study room, kitchen/dining area, and day room.
- The District is funding the project fully out of their general fund.
- Team has been augmented with qualified consultants.
- Project meets RCW requirements for GC/CM.

**Approval 6/6**

**Total Project Approvals for December 4-5, 2025:**

• 1 Design-Build projects totaling	\$ 63,643,427
• 10 GC/CM projects totaling	\$423,276,743
<b>Total project approvals for 12/4-12/5/2025:</b>	<b>\$486,920,170</b>

**Statistics:**

**2025 Year to Date Total project Approvals:**

DB:	\$1,036,587,508	Traditional DB: <b>0</b>	Progressive DB: <b>14</b>
GC/CM:	\$5,856,492,255	Approved Proj: <b>38</b>	Heavy Civil: <b>8</b> w/ASSP: <b>5</b>
<b>Total:</b>	<b>\$6,893,079,763</b>		

**Current number of Certified Agencies: 16**

**Year to Date Alternative Subcontractor Selection Applications approved: 16**

Types of ASSP Requested:

• EC/CM	8	Cost: \$106.9M – Approved; \$10.3M – Denied
• MC/CM	8	Cost: \$125.3M – Approved; \$25.6M – Denied
• Specialty Equipment	1	Cost: \$42.1M – Approved
• Structural Subcontractor	3	Cost: \$54.4M – Approved; \$30.8M – Denied

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- *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*

<b>Total Approved</b>	<b>\$328.7M</b>
<b>Total Denied</b>	<b>\$224.3M</b>

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January 22, 2026

### Virtual PRC Meeting via Zoom

8:00 am

#### BUSINESS MEETING

**Chair:** Dave Johnson\Eza Agoes; **Full Committee called;** 27 members attended with 6 members absent. Chair Johnson called the Business meeting to order at 8:02 am and welcomed the whole committee.

- CPARB Updates: Chair Johnson
  - CPARB held a special meeting on January 14<sup>th</sup> to discuss a Prompt Pay proposal submitted by CPARB's Business Equity/Diverse Business Inclusion Committee.
  - The Board Development Committee has been working on identifying CPARB Performance Measures in preparation for a report to the Joint Legislative Audit Review Committee which is due by February 27<sup>th</sup>. They will continue working on the strategic plan once the JLARC report is completed.
- Mentorship Check-in: Vice Chair Agoes
  - Vice Chair Agoes reminded the newer members to check in with their Mentors.
  - Staff asked the newer members to turn in their new member checklists.
  - Members have been asked to consider if they are willing to mentor new members who will be appointed by CPARB this spring.
- Review Good MWBE Example Responses from Prior Applications
  - Eza & Dave received some good examples which will be posted for the committee to consider as good examples by the next meeting.
- Other Business
  - Legislation of Interest: Talia Baker shared her legislation tracking spreadsheet which is located on the CPARB homepage as the Weekly Bill Status Report.
    - Staff shared that she reviews all bills submitted each legislative session on behalf of CPARB to identify any bills that impact Public Works. She has a spreadsheet posted on the CPARB homepage which she updates every week of session.
    - PRC members are encouraged to check out CPARB's Weekly Bill Status Report if they are interested.
  - Accessibility Requirements for DES Website
    - Staff shared that the Department of Enterprise Services is updating their website to ensure they meet with state accessibility requirements. This includes everything submitted to the PRC for publication on the PRC webpages.
    - There are accessibility tools in all Microsoft projects and in Adobe. Staff encouraged all PRC members to familiarize themselves with these tools.
  - PRC Recruitment
    - Staff reminded the committee that she is now accepting letters of interest for the 17 positions expiring this spring. The quantity of appointments this year is part of the position realignment which should be completed by 2030.
    - Interested individuals are asked to submit their letters as early as possible because CPARB needs to split the appointments between April & May.
    - The PRC homepage has a Recruitment notice that has the position requirements and LOI requirements.

With no further items for the Committee to address, Chair Johnson concluded the PRC Business Meeting at 8:37 am.

9:00 am

#### PORT OF SEATTLE

– *Recertification for Design-Build & GC/CM*

**Chair:** Eza Agoes; **Full Committee Called;** 22 members present, 4 recusals, and 7 absent

- In the last 3 years, the Port of Seattle has implemented 9 Design-Build projects and 9 GC/CM projects all at various stages of construction.
- Port has 94 staff with alternative public works experience. Staff pursue educational opportunities through Design-Build Institute of America (DBIA), Associated General Contractors' GC/CM courses, Construction Management Certification Institute, National Institute Government Purchasing, and American Contract Compliance Association.
- The Port engages the greater construction community by their involvement on CPARB, several CPARB committees, the PRC, DBIA, participate in Public Owner Roundtable discussions, discuss best practices at AGC quarterly meetings, and are part of the Washington Public Ports Association.

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#### Lessons Learned:

- Further refined and developed contract documents, basis of design, and created a Best Practice Manual.
  - Created internal monthly working groups to discuss “best practices”.
  - Contracted with consultant, Progressive Design-Build LLC to help with the Progressive Design-Build decision and with the contract development.
  - Formal staff training with DBIA Collaborative Leadership Bootcamp.
  - Alternative Public Works provided increased opportunity for our WMBE Program, where goals & commitments led to excellent results.
- Public Body meets all RCW requirements for DB & GC/CM Recertification.
  - Applicants have a strong experienced team.
  - Meets RCW Requirements

**Approved 22/22**

#### 10:00 am BENTON COUNTY – DESIGN-BUILD

– Prosser Courthouse HVAC Upgrade Project

**Panel:** Brandi Colyar, Jeff Gonzalez, Dave Johnson, Jeff Jurgensen, Bret Miche, Yuki Seda-Kane, Mike Shinn, and Anthony Udeagbala

- Project Cost: \$3.3M
- Complete replacement and upgrade of the HVAC system in the historic Courthouse in Prosser, WA by replacing/retrofitting air handling units and updating/modernizing the Building Automation and Controls System.
- This project is listed in the Benton County Capital Improvement Plan and is fully funded.
- Applicants have a strong experienced team.
- Project meets RCW requirements for Design-Build.

**Approved 8/8**

#### 11:00 am BEN FRANKLIN TRANSIT – DESIGN-BUILD

– BFT Huntington Training Center Project

**Panel:** Eza Agoes, Brandi Colyar, Jim Dugan, Thomas Golden, Tamara Hartner, Dave Johnson, Art McCluskey, and Catina Patton

- Project Cost: \$10.5M
- The new training center will be constructed on underutilized property that formerly served as a transit hub but has since been taken out of service. The scope includes classrooms, computer lab, restroom and breakroom areas, staff offices and storage spaces. The site will include parking for employees as well as bus parking and paved areas suitable for driver training and testing.
- This project is in the current capital improvement plan with an allocation of \$10.5M.
- Applicants have a strong experienced team.
- Project meets RCW requirements for Design-Build.

**Approved 8/8**

#### 12:30 pm SPOKANE PUBLIC SCHOOLS – DESIGN-BUILD

– District & Citywide All Weather Synthetic Fields Project

**Panel:** Lisa Corcoran, Tamara Hartner, Brian Jewett, Heather Munden, Mike Pellitteri, Traci Rogstad-Love, Kevin Thomas, and Anthony Udeagbala

- Project Cost: \$66.4M
- Project will provide all-weather synthetic fields with lights across the district and city. Locations have been identified across the city for all-weather rectangular multi-sport fields and synthetic turf baseball/softball infields with lighting to serve students and communities throughout the city. Work includes each of the five district high schools as well as neighboring fields such as the Dwight Merkle Sports Complex.
- Funding has been secured. Spokane voters approved a \$200M capital bond initiative in November 2025. Additionally, the City’s Parks Department passed a levy to support long term operational support as well as support for various other minor capital projects.
- Team has been augmented with qualified consultants.
- Project meets RCW requirements for Design-Build.

**Approved 8/8**

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**1:30 pm** **ORTING SCHOOL DISTRICT– GC/CM** *(w/ASSP)*  
– *New Elementary School & High School CTE Expansion Project*

**Panel:** Alexis Blue, Lisa Corcoran, Gina Hortillosa, Ron Paananen, Tim Thomas, Anthony Udeagbala, and Taine Wilton

- Project Cost: \$146.9M
- The new elementary school will be constructed on an adjacent vacant parcel to the high school campus. The High School will also be expanded to include a new career and technical education wing, conversion of the existing STEM classroom into an agricultural mechanics’ shop, and renovation of the culinary classroom into an agricultural science space.
- The District secured voter approval for a \$137M bond in November 2025 and anticipates another \$10M in additional state assistance from OSPI.
- Team has been augmented with qualified consultants.
- Applicant is asking for approval to solicit for a Piling subcontractor as an alternative subcontractor selection procurement.
- Project and ASSP request meet RCW requirements.

**Approved 7/7**

**2:30 pm** **NORTH THURSTON PUBLIC SCHOOLS – GC/CM** *(NO ASSP)*  
– *Timberline High School CTE Annex Project*

**Panel:** Brian Jewett, Jeff Jurgensen, Karl Kolb, Jeannie Natta, Catina Patton, Mike Pellitteri, Tim Thomas, and Taine Wilton

- Project Cost: \$8.9M
- This project includes demolition of aged portable classrooms, updates to utilities, and site improvements before constructing a new 5,000 – 6,000 sq ft facility to accommodate 150-250 students throughout the school day with a wood shop, CADD lab, potential robotics lab, and related accessory spaces.
- Project is funded from available funds from a 2020 bond.
- Applicants have a strong experienced team.
- Project meets RCW requirements.

**Approved 8/8**

**3:30 pm** **CITY OF AIRWAY HEIGHTS – GC/CM** *(NO ASSP)*  
– *Airway Heights City Service Campus Project*

**Panel:** Garrett Buckingham, Gina Hortillosa, Art McCluskey, Jessica Murphy, Ron Paananen, Yuki Seda-Kane, Kevin Thomas, and Lance Thomas

- Project Cost: \$8.9M
- This project includes demolition of aged portable classrooms, updates to utilities, and site improvements before constructing a new 5,000 – 6,000 sq ft facility to accommodate 150-250 students throughout the school day with a wood shop, CADD lab, potential robotics lab, and related accessory spaces.
- Project is funded from available funds from a 2020 bond.
- Applicants have a strong experienced team.
- Project meets RCW requirements.

**Approved 8/8**

**Statistics:**

**Total Project Approvals for January 22, 2023:**

- 3 Design-Build projects totaling \$ 80,200,000
- 3 GC/CM projects totaling \$171,459,000
  - 1 ASSP for \$3M

**Total project approvals for 1/22/2026: \$251,659,000**

**PRC Member Attendance 2025:**

Member Attendance	2025									
	12/5	12/4	9/26	9/25	7/25	7/24	5/22	3/27	2/27	1/23
Agoes, Eza <i>Vice Chair</i>		x	O	x		x	x	x	E	x
Barnhart, Becky	E	E		x		x	x	x	x	x
Blue, Alexis	O	x		E		x	x	x	x	x
Buckingham, Garrett	x	x	x	x	x		x	x	x	O
Cheatham, Joshua	x	x	x	x	x	x				
Colyar, Brandi	E	E	x	x		x				
Corcoran, Lisa	x	x	x	x	x	x	x	x	E	x
Davies, Mallorie	x	x	x	x	x	x	E	x	E	x
Dugan, Jim	x	x	x	x	x	x	x	x	E	x
Golden, Thomas	x	x	x	x		x	x	x	x	x
Gonzalez, Jeff	x	x	x	x		x	x	x	x	x
Hartner, Tamara	x	x	x	x	x	x				
Hortillosa, Gina		x		E		x	x	x	x	x
Jewett, Brian	x	x	x	x	x	x				
Johnson, Dave <i>Chair</i>		x	x	x		x	x	x	x	x
Jurgensen, Jeff	E	E	x	x		x	x	x	O	x
Kolb, Karl	x	x	x	x	x	x	x	x	x	x
McCluskey, Art	x	x		x		x	x	x	x	x
Miche, Bret	x	x	x	x		x	x	x	x	x
Munden, Heather	x	x	x	x	x	x	x	x	x	x
Murphy, Jessica	x	x	x	x		E	x	x	x	x
Natta, Jeannie	E	E	x	x	x	x	x	x	x	x
Paananen, Ron		x	x	x	x	x	E	x	x	x
Patton, Catina	x	x	x	x		E	E	x	x	x
Pellitteri, Mike	x	x		x		O	x	x	x	x
Rogstad, Traci	x	x		x		sick	x	x	x	x
Seda-Kane, Yuki		x		x		x				
Shinn, Mike	E	E	x	x		x	E	x	E	x
Thomas, Kevin	E	E		x		x	x	x	x	x
Thomas, Lance	E	E	x	x		x	x	x	x	x
Thomas, Tim	E	E	x	x		x	E	x	E	x
Udeagbala, Anthony	x	x	x	x		x	x	x	E	x
Wilton, Taine	x	x	x	x		x	x	x	x	x

	Not Scheduled
O	No Show
E	Excused Absence

**PRC Member Attendance 2026:**

Member Attendance	2026						
	12/3	9/24	7/23	5/28	3/26	2/26	1/22
<b>Agoes, Eza</b> <i>Vice Chair</i>							X
<b>Barnhart, Becky</b>							X
<b>Blue, Alexis</b>							X
<b>Buckingham, Garrett</b>							X
<b>Cheatham, Joshua</b>							E
<b>Colyar, Brandi</b>							X
<b>Corcoran, Lisa</b>							X
<b>Davies, Mallorie</b>							E
<b>Dugan, Jim</b>							X
<b>Golden, Thomas</b>							X
<b>Gonzalez, Jeff</b>							X
<b>Hartner, Tamara</b>							X
<b>Hortillosa, Gina</b>						E	X
<b>Jewett, Brian</b>						E	X
<b>Johnson, Dave</b> <i>Chair</i>							X
<b>Jurgensen, Jeff</b>							X
<b>Kolb, Karl</b>						E	X
<b>Love, Traci</b>						E	X
<b>McCluskey, Art</b>							X
<b>Miche, Bret</b>							X
<b>Munden, Heather</b>							X
<b>Murphy, Jessica</b>							X
<b>Natta, Jeannie</b>							X
<b>Paananen, Ron</b>							X
<b>Patton, Catina</b>						E	X
<b>Pellitteri, Mike</b>							X
<b>Seda-Kane, Yuki</b>							X
<b>Shinn, Mike</b>							X
<b>Thomas, Kevin</b>							X
<b>Thomas, Lance</b>							X
<b>Thomas, Tim</b>							X
<b>Udeagbala, Anthony</b>							X
<b>Wilton, Taine</b>							X

E *Excused Absence*