

PROJECT REVIEW COMMITTEE

July 22, 2021

Minutes

Virtual Meeting via ZOOM

Members Attending:

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| Jeff Jurgensen, Construction Managers (Vice Chair) | |
| Ato Apiafi, Minority/Women Businesses | Sherrie Montgomery, Owner – Higher Education |
| Kyle Dilbert, Owner – Ports | Jessica Murphy, Owner – Counties |
| Jim Dugan, Construction Mangers | Mark Ottele, General Contractor |
| Jeff Gonzalez, Owner – State – DES | John Palewicz, Owner – Higher Education |
| Cory Hamilton, Owner – Public Hospitals | Linneth Riley Hall, General Owner |
| Sherry Harris, Minority/Women Businesses | David Talcott, Design – Industry Engineers |
| Brian Holecek, General Contractors | Tim Thomas, General Contractors |
| Dave Johnson, General Contractors | Kyle Twohig, Owner – Cities |
| Karl Kolb, Design – Industry Engineers | Taine Wilton, Owner – School Districts |
| Art McCluskey, Owner – General Public | |

8:03 am BUSINESS MEETING

Chair: Jeff Jurgensen

Full Committee

1. New Members introduced themselves and expressed their eagerness to serve on the PRC. New members were encouraged to ask questions throughout the day and when they come up.
 - a. Tim Thomas
 - b. Taine Wilton
 - c. Alexis Blue
2. Subcommittee Reports
 - a. Bylaws – David Talcott reported some minor edits are recommended to the Bylaws:
 - Add *‘Progressive DB’* references to Article 2; Section 1; A1 and Section 2 A.
 - Add *‘Alternative Subcontractor Selection’* to Article 2; Section 1 as bullet D.
 - Article 6; Section 3 – Administrative Edit includes adding *‘Video’* to all teleconferencing references, and consider eliminating or rephrasing the sentence *‘However, members are to try to attend meetings in-person whenever possible.’*
 - b. Design-Build Project Application and Scoresheet Review – *No Changes Needed*
3. New PRC Positions: Transportation & Disadvantaged Businesses – Committee Discussion
 - a. Discussion ensued regarding the differences between OMWBE and DBE.
 - Sherry Harris pointed out that the difference is primarily financial and tax opportunities.
 - Some members asked if the WMBE representatives could act on behalf of the DBE representative until someone has been appointed.
 - Sherry Harris is DBE Certified, but Ato was not available for comment.
 - Sherry will email a basic description to Talia for consideration by the CPARB’s Board Development Committee.
 - John Palewicz made the motion to recommend CPARB establishes 2 DBE positions to ensure panel coverage per statute. Jeff Jurgensen seconded the motion. Motion passed by voice vote.
 - b. Regarding the Transportation position; John Palewicz recommends only 1 Owner-Transportation position be established, and to be reviewed for need in 1 year. Sherry Harris seconded the motion. Voice Vote approved this recommendation.
 - c. Admin will draft a letter to the Board Development Committee to propose these recommendations and forward the draft to the PRC Chair for approval.
4. Time Allocations for Certifications & Recertifications – The Committee determined that after a year of virtual meetings, adjustment to the Certification and panel reviews is not needed.

5. Face-to-Face vs. Virtual Meetings – Committee Discussion

- a. Time was running short so Admin outlined the need for the whole committee to review the recommendations posted online and forward recommendations to the PRC inbox.
- b. Until a new location is identified and the Committee settles on how often they would like to meet in person, PRC meetings will continue to be virtual into the future.

9:04 am SEATTLE PUBLIC SCHOOLS – GC/CM

– ALKI ELEMENTARY SCHOOL ADDITION AND RENOVATION PROJECT

Chair: Brian Holecek

Panel: Jeff Gonzalez, Sherry Harris, Dave Johnson, Jeff Jurgensen, David Talcott, Tim Thomas, Taine Wilton

Presentation:

- Project Cost: \$66.8M
- New multi-story school approximately 75,000 sq ft and renovation of existing 12,000 sq ft gymnasium providing space for 500 students grades K-5.
- Funding approved by 2019 levy
- Project team has necessary qualifications and capacity
- Meets RCW Criteria for GC/CM
- Alternative Subcontractor Selection Process requested for MC & EC/CM

Public Comments:

Brian Gormley with Cornerstone Construction: They've had GC/CM experience with Seattle Public Schools, and they have a deep understanding of the GC/CM process and RCW requirements. They know how best to use that delivery method to achieve the best outcomes for their project and their project teams. So For those reasons, we strongly support approval of the application.

Drew Phillips with Forma Construction: Forma supports this project. Seattle School District has all the resources and experience to lead a successful GC/CM project as they've shown in the past. Plus Alki's site is really sloped, developed, has some existing buildings that might stay, a giant tree of that can be a huge deal, and these things represent a huge puzzle that having a GCCM on board early will add value to this project and the district.

Bill Dobyns with Lydig Construction: Seattle public schools is very capable of running these types of projects, they do a great job at it and it benefits the district and the Community, and we support the use of GC/CM for these projects.

Deliberation:

The site looks like a challenge, the applicant has GC/CM experience, and answered all the panels' questions. The presentation was well put together, and the project meets all the requirements.

Conclusion:

Jeff Jurgensen made the motion to approve this Project application and the use of the Alternative Subcontractor Selection Process for EC/CM & MC/CM. Tim Thomas seconded the motion.

Unanimous Approval 8/8

10:01 am SEATTLE PUBLIC SCHOOLS – GC/CM

– JOHN ROGERS ELEMENTARY SCHOOL REPLACEMENT PROJECT

Panel Chair: David Talcott

Panel: Jeff Gonzalez, Sherry Harris, Brian Holecek, Dave Johnson, Jeff Jurgensen, Tim Thomas, Taine Wilton

Presentation:

- Project Cost: \$91.5M.
- New multi-story school approximately 85,000 sqft and renovation of existing 12,000 sqft gymnasium providing space for 500 students k-5.

Next PRC Meeting: September 23, 2021

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- Funding approved by 2019 levy
- Significant geotechnical challenges exist
- Project team has necessary qualifications and capacity
- Meets RCW Criteria for GC/CM
- Alternative Subcontractor Selection Process requested for MC & EC/CM

Public Comments:

Bill Dobyms with Lydig Construction: We support the use of GC/CM for this project. This district is well organized to run these projects, efficiently.

Rebecca Baibak as a Community Member: Speaking from the perspective as a parent of students in Seattle public schools. She wants to share her support for the GC/CM selection for this project and the others coming in front of the PRC. The emphasis on quality that the GC/CM delivery method allows for these projects and the thoughtful consideration, particularly for this site for the neighborhood experiencing a phased construction process, though the students won't be on site, the neighborhood isn't going anywhere during this process. The quality of the contractor through that process is really important, and lastly, creating a net zero facility for our students and for our future, not only lowers operational costs and reinforces that quality, but it's also a great learning opportunity for a student in Seattle public schools. She applauds the team for these efforts.

Drew Phillips with Forma Construction: FORMA construction built Thornton Creek Elementary School a number of years ago. Have the opportunity to build this using GC/CM will be helpful because building in that neighborhood presented so many challenges that having the extra planning time and working with the architect and Seattle school district, as well as the neighborhood would have been so much better for the entire team and project.

Deliberation:

Panel members were impressed with the thoroughness of the application and presentation. This project is perfect for GC/CM. It was obvious a lot of thought and consideration went into identifying the complexities associated with the location challenges of this project.

Conclusion:

Sherry Harris made the motion to approve this Project application and the use of the Alternative Subcontractor Selection Process for EC/CM & MC/CM. Taine Wilton seconded the motion.

Unanimous Approval 8/8

11:00 am SEATTLE PUBLIC SCHOOLS – GC/CM – MONTLAKE ELEMENTARY SCHOOL RENOVATION & ADDITION PROJECT

Panel Chair: Art McCluskey

Panel: Tom Golden, Sherry Harris, Brian Holecek, Dave Johnson, Jeff Jurgensen, David Talcott, Taine Wilton

Presentation:

- Project Cost: \$64.8M
- New multi-story school approximately 65,000 sq ft and renovation of existing 22,000 historic building used by Seattle City Parks providing space for 500 students k-5.
- Funding via approved 2019 levy
- Project team has necessary qualifications and capacity
- Meets RCW Criteria for GC/CM
- Alternative Subcontractor Selection Process requested for MC & EC/CM

Public Comment:

Bill Dobyms with Lydig Construction: Supports this project being approved. Seattle school district is well versed in GC/CM delivery and this is a great project for this method.

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Bryan Gormley with Cornerstone General Contractors: With the historic designation, the water issues, the bad soils, topography challenges, this is a picture perfect GC/CM project and pairing that with Seattle public schools' experience will lead to a very successful project for the Community. We strongly support approval of the application.

Brian Urban with Skanska USA: Supports the use of GC/CM on this project. Having built Boyle Heights Elementary School with SPS, and this site has a lot of the similar attributes. With a tight site, historic landmark inside and out, and the flexibility from a GC/CM perspective and the early involvement approval would be very well deserved.

Deliberation:

The applicant gave an excellent presentation for a very complex project with a historic designation and challenging topography. The personal involvement of the project manager is a bonus that will contribute to the success of this project.

Conclusion:

Jeff Jurgensen made the motion to approve this Project application and the use of the Alternative Subcontractor Selection Process for EC/CM & MC/CM. David Talcott seconded the motion.

Unanimous Approval 8/8

12:00 am Lunch

12:30 pm CITY OF KENNEWICK – DESIGN-BUILD

– WASTEWATER TREATMENT PLANT PHASE 2 UPGRADES PROJECT

Panel Chair: John Palewicz

Panel: Kyle Dilbert, Jim Dugan, Karl Kolb, Art McCluskey, Mark Ottele, Linneth Riley Hall, Kyle Twohig

Presentation:

- Project Cost: \$29M
- Phase 2 upgrades to biosolid management facility
- Meets RCW requirements for Design-Build
- Project team has necessary qualifications

Public Comment: **Chuck Torelli** with Kennewick City Council. The staff have the Council's complete support and is excited about this project. Mr. Torelli is a member of the Association of Washington Cities, and in that role he sees this as a positive way for smaller communities to deal with waste in a cost effective manner. JB has been a great partner for the City of Kennewick in the past with their extensive expertise. He commends the City's staff for finding the most knowledgeable people for the job. The Council is also excited about the getting rid of the odors in the area, as they regularly field complaints about that issue. This project opens up the potential for more land to be used, because no one wants to build next to an odorous sewer treatment plant. Additionally he commended the PRC for providing the opportunity to attend via zoom as it expands the opportunity for all members of the community to engage and share their support on projects like this.

Deliberation:

One member expressed concerns about the level of Design-Build experience on the team and the lengthy schedule. Other team members feel the team meets the minimum requirements especially since there is a long lead time before NTP, and this project is a good fit for Progressive Design-Build.

Conclusion:

Kyle Twohig made a motion to approve the project application. Jim Dugan seconded the motion. Linneth Riley Hall Opposed.

Project Approved 7/8

1:30 pm CITY OF EVERETT – DESIGN-BUILD
– WATER FILTER PLANT PHASE 2 CAPITAL UPGRADES PROJECT

Panel Chair: Kyle Twohig

Panel: Kyle Dilbert, Karl Kolb, Art McCluskey, Sherrie Montgomery, Mark Ottele, John Palewicz, Linneth Riley Hall

Presentation:

- Project Cost: \$19.5 M
- Heavy Civil project to replace and upgrade aging infrastructure to the City’s water filter plant.
- Meets RCW Requirements for Design-Build
- Project team has necessary qualifications and capacity

Public Comment: *No Public Comments*

Deliberation:

The panel feels this project is well suited for Progressive Design-Build, meets all RCW requirements, and the team is well prepared and experienced.

Conclusion:

Sherrie Montgomery made a motion to approve the project application. Linneth Riley Hall seconded the motion.

Unanimous Approval 8/8

2:30 pm CITY OF RICHLAND – DESIGN-BUILD
– PUBLIC SAFETY FACILITY 76 PROJECT

Panel Chair: Mark Ottele

Panel: Kyle Dilbert, Jim Dugan, Karl Kolb, Sherrie Montgomery, John Palewicz, Linneth Riley Hall, Kyle Twohig

Presentation:

- Project Cost: \$12M
- New 16,000 sq ft Police and Fire station in a quickly growing residential area with additional community meeting space.
- Meets RCW Requirements for Design-Build
- Project team has necessary qualifications and capacity

Public Comment: *No Public Comments*

Deliberation:

The City of Richland has a good track record. This project meets the RCW requirements, and they have a great experienced team that has the capacity for a successful Progressive Design-Build project. The applicant is encouraged to establish and track their outreach and inclusion goals. Progressive Design-Build allows for opportunities to demonstrate their success with this data.

Conclusion:

Jim Dugan made a motion to approve the project application. Linneth Riley Hall seconded the motion.

Unanimous Approval 8/8

3:12 pm ADJOURN

Guests:

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| Alfonso, Layne; GeoEngineers | Lubbers, Matt |
| Anderson, Maggie; Parametrix | Marrs, Jeff; City of Everett |
| Aske, Brian; Lease Crutcher Lewis | McCanna, Mike; Absher Construction |
| Aust, Randy; Richland Fire & Emergency Services | Moore, Casey; Lease Crutcher Lewis |
| Baibak, Rebecca; Integrus Architecture | Mount, David; Mahlum Architecture |

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|---|---|
| Becks, Stanton; Lane Powell | Ogden, Tristan |
| Best, Richard; Seattle School District | Palmer, Charlie |
| Bissen, Matthew; Integrus Architecture | Phillips, Drew; Forma Construction |
| Blankenship, Becky; Principal in Charge; Hill International | Riedel, Phillip |
| Blue, Alexis | Robinson, Rob; Skanska USA |
| Brown, Zach; City of Everett | Roe, Cary; Director of Public Works; City of Kennewick |
| Burgess, Roselynn; Hutteball & Oremus Architecture | Rosen, Carrie; Mahlum Architecture |
| Carter, Brian | Russel, Amanda |
| Cartwright, B | Russel, Mandy; McGranahan Architecture |
| Christiansen, Tina; Seattle School District | Sachs, Loretta; Integrus Architecture |
| Cody, Dan; Parametrix | Schiessl, Joe; Project Director |
| Cowling, John; City of Kennewick | Skutack, Mike; Sr. Project Manager; Seattle School District |
| Davidson, Jake; Jefferson Healthcare | Spoelstra, Michoan; Absher Construction |
| Dobyns, Bill; Lydig Construction\CPARB | Srdar, Boris |
| Duncan, Bonnie; NAC Architecture | Steadman, Bethany; AHBL |
| Fabella, Brian; Project Manager; Seattle School District | Sweeny, Darrin, Project Manager; Hill International |
| Fazzari, Alex; Project Manager; J-U-B Engineering | Tapp, Doug; AHBL |
| Flanagan, Kevin | Thaxton, Robynne; Thaxton Parkinson, PLLC |
| Franko, Rich; Mithun Architecture | Torelli, Chuck; City of Kennewick |
| Fulford, Amanda; Project Manager; Seattle School District | Tyutywnnik, Ruvim, Project Manager; City of Richland |
| Glasgow, Cody; PCL Construction | Urban, Brian; Skanska USA |
| Gonzalez, Vincent; Sr. Project Manager; Seattle School District | Vallat, Aaron; Jefferson Healthcare |
| Gormley, Bryan; Cornerstone General Contractors | Van Beek, Michael; Fire & Emergency Services |
| Huntingford, Brittany; Jefferson Healthcare | Vanderhorst, Amy |
| Jaeger, Eli | Wight, Paul; Project Manager; Seattle School District |
| Jones, Kristi; Seattle School District | <i>Unidentified:</i> |
| Kelly, Séamus; Mithun Architecture | <i>1206*223</i> |
| Lasko, Michael; DB Procurement Lead; J-U-B Engineering | <i>1206*628</i> |
| Love, Brian; NAC Architecture | <i>1206*867</i> |