

Capital Projects Advisory Review Board

**PROJECT REVIEW COMMITTEE**

September 22, 2022

**Minutes Day 1**

*Virtual Meeting via ZOOM*

**Members Attending:**

<b>Jeff Jurgensen, Construction Managers (Chair)</b>	<b>Kyle Twohig, Owner-Cities (Vice Chair)</b>
Eza Agoes, Owner Transportation	Dave Johnson, General Contractors
Ato Apiafi, Minority/Women-Owned Business	Karl Kolb, Design Industry – Engineer
Becky Barnhart, Design Industry - Architects	Art McCluskey, Owner General Public
David Beaudine, Construction Managers	Jessica Murphy, Owner - Counties
Alexis Blue, Owner – Higher Education	Jeannie Natta, Owner – Higher Education
Kurt Boyd, Specialty Subcontractors	Mike Pellitteri, Specialty Subcontractors
Timothy Buckley, Private Sector	Linneth Riley Hall, General Owners
Mallorie Davies, Construction Trades Labor	Vicky Schiantarelli, Disadvantaged Businesses
Marvin Doster, General Contractors	Mike Shinn, Specialty Subcontractors
Thomas Golden, Design Industry - Architects	Young Sang Song, Disadvantaged Businesses
Jeff Gonzalez, Owner – State DES	Louise Sweeney, Owner – Higher Education
Cory Hamilton, Owner – Public Hospitals	Tim Thomas, General Contractors
Sherry Harris, Minority/Women-Owned Business	Taine Wilton, Owner – School Districts

**8:00 am BUSINESS MEETING**

**Chair:** Jeff Jurgensen\Kyle Twohig; Full Committee of 27 members were in attendance with 4 absent.

- Vice Chair Twohig shared proposed Bylaw language to include the mentorship program and special meeting conditions. Both were approved to be included.
- Future Meeting Set-Up: DES is moving to the Teams Platform so the December 1<sup>st</sup> PRC meeting will be in Teams.
- Assistant Attorney General, Dierk Meierbachtol gave an overview and answered question regarding the following RCWs that outline the expectations of public members acting in a state government role such as CPARB and the PRC:
  - Ethics in Public Service [RCW 42.52](#)
  - PRC Creation & Members [RCW 39.10.240](#)
  - Public Records Act [RCW 42.56](#)
  - Open Public Meetings Act [RCW 42.30](#)

**9:00 am CITY OF SEATTLE – GC/CM & DESIGN-BUILD - Recertification**

**Review Chair:** Jeff Jurgensen

Full Committee in attendance (27 voting members; Dave Johnson and Jessica Murphy recused)

- The City of Seattle has established an internal review committee, similar to the structure of the PRC, that meets regularly to assess and evaluate the use of DB or GC/CM on projects for the City. The intent of this committee is to ensure the City’s DB & GC/CM projects are appropriate use of the delivery method and are monitored on a quarterly basis through project closeout. If the project does not demonstrate timely progression, it is re-evaluated by this committee and may be taken off the project list for DB or GC/CM.
- Public Body meets all RCW requirements for Recertification.
- The applicant has demonstrated success in GC/CM and DB delivery
- Has 22 APW projects that are ongoing or completed since 2019.
- The City has had no audit findings since certification in 2019.
- Lessons Learned:
  - GC/CM project with federal funding are challenging to meet state DBE requirements.
  - On Design-Build the owner must be prepared to review work and make any required decisions in a timely manner.

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

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**Deliberation:**

The panel feels the City of Seattle submitted a very good application, and the panel would have liked some Lessons Learned to be included.

**Conclusion:**

*Linneth Riley Hall made the motion to approve this recertification application and Ato Apiafi seconded the motion.*

**Unanimous Approval 25/25**

**10:00 am DEPARTMENT OF ENTERPRISE SERVICES – GC/CM & DESIGN-BUILD - Recertification**

**Review Chair:** Kyle Twohig

Full Committee in attendance (26 voting members; *Becky Barnhart, Timothy Buckley, Marvin Doster, Thomas Golden, Jeff Gonzalez, Dave Johnson and Karl Kolb recused*)

- DES is a Statewide Agency that provides Capital Project Management on Public Works Projects for 34 Community and Technical Colleges, the State Capital Campus, Department of Corrections, Department of Social & Health Services, Washington State Patrol, Department of Veteran Affairs and about 20 other small State Agencies.
- Currently DES has 9 GC/CM and 5 Design-Build projects completed or in process, 4 GC/CM and 3 Design-Build projects proposed for the 23-25 Biennium, and 2 projects where the alternative delivery type is still TBD.
- All Alternative Delivery projects require inclusion plans.
- Unlike other Public Bodies, DES' inclusion efforts are statewide so the appearance of lower inclusion numbers can be misleading due to the broader area of service compared to a school district or county.
- Application meets all RCW requirements
- Lessons Learned:
  - Select a team that embraces collaboration.
  - Pay invoices in a timely manner as delayed payment affect the disadvantaged subs who cannot afford to float costs.
  - Be consistent with document sharing by deciding early to have one communication sharing tool and take the time for all involved to learn that communication tool (i.e Bluebeam).
  - Maintain open dialogue and collaboration with the whole team.
  - Termination for convenience is a valuable aspect of the standard contract, when needed.

**Public Comment:** *No Public Comment*

**Deliberation:**

DES meets the requirements for DB & GC/CM Certification, they could work on improving their processes around GC/CM, and a couple of committee members expressed concern that DES does not score contractors on their inclusion plans.

**Conclusion:**

*Jeff Jurgensen made the motion to approve this recertification application and Linneth Riley Hall seconded the motion.*

**Unanimous Approval 19/19; 7 members had recused themselves**

**11:00 am BETHEL SCHOOL DISTRICT – GC/CM**

*- Evergreen Elementary Renovation and Addition Project*

**Panel Chair:** Jeff Jurgensen

**Panel Members:** David Beaudine, Marvin Doster, Sherry Harris, Jeannie Natta, Mike Pellitteri, Vicky Schiantarelli, and Taine Wilton

- Project Cost: \$34.3M
- Renovation of existing building that is approximately 48,000 sf with an addition of 10,000 sf adding classrooms, commons, and a new kitchen.
- New MEP to meet code requirements
- Improve site circulation and frontage

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- Project fully funded from 2019 bond
- Knowledgeable and experienced team.
- Meets RCW requirements

**Public Comment:** *No Public Comment*

**Deliberation:**

A couple of the panel members expressed concern about the applicant's distribution of resources since the budget and schedule are quite aggressive. They did agree the project is an appropriate use of GC/CM, it meets the RCW, and the team plans to bring on the GC/CM early which will help the project stay on track.

**Conclusion:**

*Sherry Harris made the motion to approve this project application and David Beaudine seconded the motion.*

**Unanimous Approval 8/8**

**12:00 pm LUNCH BREAK**

**12:30 pm SEATTLE SCHOOL DISTRICT – GC/CM**

*- Aki Kurose Middle School Addition and Modernization Project*

**Panel Chair:** Dave Johnson

**Panel Members:** Ato Apiafi, Alexis Blue, Jessica Murphy, Vicky Schiantarelli, and Taine Wilton

- Project Cost: \$212.6M
- Demolish 25,000 sf of existing school and construct a new 40,000 sf classroom wing.
- Modernize 145,000 sf of existing school to include space improvements for up to 1,000 students, earthwork and new parking, and all major utility systems need replacement.
- Partial funding from 2019 Levy and partial from capital levy expected in 2025.
- This school will remain in operation during construction.
- Meets RCW Requirements
- Team with experience and capacity
- Requesting MC/CM & EC/CM Alternative Subcontractor Selection Process

**Public Comment:**

**Jared Larson** with *Forma Construction* – Forma is currently working with Vince's team at the James Madison Middle School, and has witnessed firsthand an extreme attention to detail and forethought put into the execution of that project by his team. With respect to scale, market considerations, and the phasing and logistics challenges that this project will face, they are confident that this effort will be amplified by the various benefits that GC/CM will provide. So they support the delivery method and the application.

**David Mount** with *Mahlum Architects* – He expressed their support for Seattle Public Schools to use GC/CM, including MC/CM and EC/CM for Aki Kurose. They've had the opportunity to work with the district on several GC/CM projects, including projects that utilize the MC/CM and EC/CM, and can attest the district's approach to maximizing the business benefit of this project delivery method to build the highest quality facilities, and also ensuring the greatest value for their taxpayer dollars. Mahlum has provided the master planning services to define the scope of Aki Kurose, and the complexity of this project includes major renovations, demolition, and additions to a 70-year-old building located on a small urban site adjacent to a public park and residences. From their experience, this project would greatly benefit from early involvement with a general contractor and major subcontractors. The district is prepared with experienced capital project staff to understand and fully embrace the benefits of alternative product delivery. They've always approached their contractor and subcontractor teams as true partners in the process, engaging them fairly and professionally, and they have a strong commitment to equity inclusion while utilizing the GC/CM process to the extent allowed by the statutes to maximize the opportunity for women minority, small and disadvantaged businesses.

**Max Anderson** with Cornerstone General Contractors – He wanted to express support for SPS and the use of the GC/CM delivery method, and the use of MC/CM and EC/CM for this project. Cornerstone currently has four ongoing projects with the district, three of which are GC/CM. Those projects have all undergone very challenging market conditions, and the SPS team is very familiar with the GC/CM process and demonstrated how their expertise can add value to really get the most value out of this delivery method. They've been a great partner to work with, and Cornerstone supports them with the GC/CM on this project.

**Deliberation:**

The panel feels this application meets RCW requirements, they have an experienced project team, WMBE and inclusion efforts are good, they have a proven track record and their ASSP is appropriate.

**Conclusion:**

*Jessica Murphy made the motion to approve this project application and Ato Apiafi seconded the motion.*

*Ato Apiafi made the motion to approve EC/CM for this project and Jessica Murphy seconded the motion.*

*Tain Wilton made the motion to approve MC/CM for this project and Alexis Blue seconded the motion.*

**Unanimous Approval 6/6; GC/CM and all ASSP**

**1:30 pm SEATTLE SCHOOL DISTRICT – GC/CM**

*- John Muir Elementary School Early Learning Addition & Miscellaneous Improvements Project*

**Panel Chair:** Ato Apiafi

**Panel Members:** Mallorie Davies, Jeff Jurgensen, Linneth Riley Hall, Vicky Schiantarelli, Louise Sweeney, Tim Thomas, and Taine Wilton

- Project Cost: \$14.9M
- Build a 4-classroom Early Learning addition
- Renovate the 3<sup>rd</sup> floor of the existing 1971 classroom to include installing new glazing on the second and third floors; upgrades to the fire suppression system, replacement of the fire alarm system, and replacement of the existing lighting with LED lighting throughout the building; expansion of the main electrical room and replacement of the existing electrical service; replacement of the domestic water heater; modernization of the existing loading dock; and associated site development improvements including construction of an early learning playground.
- Funding from BTA V Capital Levy approved in February 2022 plus Distressed School Grant from OSPI.
- This school will remain in operation during construction.
- Meets RCW Requirements
- Team with experience and capacity

**Public Comment:**

**Corrie Rosen** with *Mahlem Architects*. She expressed her support of Seattle Public School's application. She has had the opportunity to work with the school district on five past and current GC/CM projects and can attest to the district's approach to maximizing the benefit of this project delivery method to design and build the highest quality facilities while making the most informed decisions to really ensure the greatest value of their taxpayer dollars. Mahlem Architects have provided master planning services to define the scope of the John Muir Project, and the complexity of this project includes additions and renovations on a small urban site adjacent to a park within a tight residential neighborhood all the while the campus is fully occupied. From their experience this project would benefit greatly from the early involvement of a general contractor. The district is prepared with experienced capital project staff, who truly understand and fully embrace the benefits of this alternative project delivery, and they've always approached their teams, including the contractors, as true partners in the process, engaging fairly and professionally. She also added SPS has a strong commitment to equity and inclusion in their business practices, and really utilizes the GC/CM process to the extent allowed by the statutes to maximize the opportunities for women, minority, small and disadvantaged businesses.

**Deliberation:**

The panel feels this the applicant has a competent team, provided a well thought out presentation and they answered all of the questions.

**Conclusion:**

*Jeff Jurgensen made the motion to approve this project application and Taine Wilton and Mallorie Davies seconded the motion.*

***Unanimous Approval 8/8***

**2:30 pm GRANT COUNTY PUBLIC HOSPITAL DISTRICT – GC/CM**

*- Columbia Basin Hospital Emergency Department Modernization Project*

**Panel Chair:** Thomas Golden

**Panel Members Present:** Ato Apiafi, Cory Hamilton, Karl Kolb, Art McCluskey, Linneth Riley Hall, Vicky Schiantarelli, and Kyle Twohig

- Project Cost: \$5.7M
- Modernization of existing hospital facility's Emergency Department to include improvements for patient ADA access and privacy, improve public and staff safety measures, increase capacity, establish a new Airborne Isolation Suite with support spaces, Functional improvements for Emergency Dept's flow, make code requirement upgrades, and improve imaging access and functionality.
- Project funding is fully secured.
- Meets RCW requirements
- This facility must remain in operation during construction.

**Public Comment:**

***Bret Miche with Graham Construction.*** Graham fully supports the use of GC/CM for this project because of the complexity, phasing, and the need to remain occupied during construction.

**Deliberation:**

The panel feels this is a textbook GC/CM project, the team has done their homework to avoid scope-creep, members would have liked to see some inclusion numbers while acknowledging the geographic area is challenged in regard to WMBE firms, and this project meets the statute requirements.

**Conclusion:**

*Kyle Twohig made the motion to approve this project application and Ato Apiafi seconded the motion.*

***Unanimous Approval 8/8***

**3:30 pm GRAYS HARBOR COUNTY PUBLIC HOSPITAL DISTRICT – GC/CM**

*- Summit Pacific Medical Center Hospital Expansion Project*

**Panel Chair:** Art McCluskey

**Panel Members:** Ato Apiafi, Thomas Golden, Cory Hamilton, Karl Kolb, Linneth Riley Hall, Vicky Schiantarelli, and Tim Thomas

- Project Cost: \$44.6M
- Project is a 35,000 sq ft renovation of the existing facility in Elma and an expansion which will include an internal MRI facility, new 20-bed inpatient unit, increased employee and patient parking, and relocation of the Heliport.
- Funding is anticipated to be comprised of USDA Community Facility Load Direct and Guaranteed Loans, General Obligation Bonds and Revenue Bonds.
- Meets RCW Requirements for GC/CM
- Highly qualified Team

**Public Comment:**

***Chris Colley with Graham Construction.*** Graham Construction has worked with Dick and most of the design team before. He feels they all understand the GC/CM process and will leverage that knowledge to the benefit of the project.

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**Deliberation:**

The panel would have liked to see a history of inclusion efforts, the project meets the RCW requirements, they have a highly qualified team and provided a good application. The panel would have liked to hear consideration for ASSP, but the applicant is aware that they will have to return if the GC/CM would like to use ASSP.

**Conclusion:**

*Linneth Riley Hall made the motion to approve this project application and Cory Hamilton seconded the motion.*

**Unanimous Approval 8/8**

**4:18 pm ADJOURN**

**Guests:**

Alzeer, Liz; Division Director City of Seattle	Lege, Alex; PCS Structural
Anderson, Max; Cornerstone Gen Contractors	Lew, Corey; PM Oversight Manager Seattle City Light
Baibak, Rebecca; Integrus & YGH Architecture	Love, Brian
Bauser, PJ; Principal Mahlum Architecture	Luedeman, Jeff; Integrus
Berg, Bradley; Attorney Foster Pepper, LLC	Maggio, Bryan
Bernier, Tori; Summit Pacific Medical Center	Martin, Josh; Summit Pacific Medical Center
Best, Richard; Dir of Capital Proj & Planning Seattle SD	Maslenikov, Pete; Skanska
Bratton, Dick; Summit Pacific Medical Center	Mayer, Erin; Absher Construction
Braum, Trevor; BNBuilders	McCluskey, Art; PRC/WSDOT
Brown, Robin; Vanir CM	McGloth, Patrick
Burke, Jack	McLean, John; Principal Architect Blue Room Arch
Carter, Brian; Integrus & YGH Architecture	Meierbach, Dierk; ATG
Carver, David; Skanska	Miche, Bret; Graham Construction
Chitwood, Justin; Project Manager Mahlum Architecture	Miller, Mark; Major Maint. PM City of Seattle
Christiansen, Tina	Mooseker, Karen; Mukilteo School District
Christianson, Kristoffer; Spee West Consultants	Mount, David; Mahlum
Clark, Dale	Mow, Ray; PIC Erickson McGovern Architects
Coccia, Sara; Director Bethel School District	Muwulya, John Julius; Korsmo Construction
Colley, Chris; Graham Construction	Nakagawara, Mark; Const. Contracts Mgr City of Seattle
Cross, John; Korsomo & BCRA	North, Alissa; Contracts Manager DES
Daneshnia, Ellie; Exec Director Highline Public Schools	Palewicz, John; DB Advisory
Deakins, Nancy; Asst. Program Manager DES	Palmer, Carly; Lease Crutcher Lewis
Delzell, Debra; Claims Manager DES	Rager, Jeff
Dobyns, Bill; CPRE	Raschkew, Kyle; BNBuilders
Dryden, Jeff; Asst. PM Bethel School District	Rosen, Corrie
Duffany, Addy; Skanska	Schauss, James
Everett, Matt	Sellgren, Kayleah; Lydig Construction
Fields, Ben; McGranaham Architects	Sigmund, Ashlee
Gilliam, Jesse; Sr Policy Advisor City of Seattle	Sours, Ryan
Gizzi, Chris; Asst. Program Manager DES	Spee, Doug
Gonzalez, Vincent; Sr Proj Manager Seattle School District	Sproger, Meiling; AHBL
Hall, Todd; Northshore School District	Srdar, Boris; NAC Architecture
Hartung, Chuck; GC/CM Advisory Hainline	Stanton, Alanna; Mithun
Hayden, Jennice; Graham Construction	Storaasli, Denise; Marketing Director AHBL, Inc.
Helberg, Kristin	Strauch, Eric; Project Mgr Seattle Dept of Transportation
Henderson, Shelly	Tackett, Bethany
Henson, Jay; BLRB Architecture	Teichman, Melissa; OAC Services
Hernandez, Ian; Sr Const. Contracts Spec City of Seattle	Troy Johnson; Graham Construction
Hill, Tegan; Bassetti Architects	Urbas, Geri; BNBuilders
Hollingworth, Matisia; Proj Mgr Seattle School District	Van Swearingen, Margot; Skanska

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***Guests:***

Jaeger, Bobby	Warme, Brendon; Aldrich & Associates, Inc.
Jansen, Janet; Program Manager DES	Wilcox (Hindmarsh), Joann; Mithun
Johnson, Jordan; BLRB Architects	Wilcox, Jennifer; NAC Architecture
Johnson, Phil, Program Manager OAC Services	Woelfel, Chris; Program Manager Seattle City Light
Jones, Kristi	Yamada, Camilla; UMC
Joung, Sung; Planning & Design Admin. Northshore SD	Yang, Ngan-Ha; Plan. & Design Admin. Northshore SD
Kent, Bill; Mortenson	<i>Unidentified</i>
Kibby, Rosalinda; Superintendent Columbia Basin Hospital	<i>Alan</i>
King, Russel; Attorney Seattle City Attorney's Office	<i>1206*009</i>
Klein, Mica; Legal Counsel Perkins Coie, LLP	<i>1207*864</i>
Kling, Jasmine; Summit Pacific Med Center	<i>Hugh</i>
Koal, Penny; Asst. Program Manager DES	<i>iPhone</i>
Lampert, Dan; Cornerstone Gen Contractors	<i>Michael</i>
Larson, Jared; Forma Construction	<i>Tanguyc</i>

*Virtual Meeting via ZOOM*

**Members Attending:**

<b>Jeff Jurgensen, Construction Managers (Chair)</b>	<b>Kyle Twohig, Owner-Cities (Vice Chair)</b>
Eza Agoes, Owner Transportation	Sherry Harris, Minority/Women-Owned Business
Ato Apiafi, Minority/Women-Owned Business	Dave Johnson, General Contractors
Becky Barnhart, Design Industry - Architects	Karl Kolb, Design Industry – Engineer
David Beaudine, Construction Managers	Art McCluskey, Owner General Public
Alexis Blue, Owner – Higher Education	Jeannie Natta, Owner – Higher Education
Kurt Boyd, Specialty Subcontractors	Mike Pellitteri, Specialty Subcontractors
Timothy Buckley, Private Sector	Vicky Schiantarelli, Disadvantaged Businesses
Mallorie Davies, Construction Trades Labor	Mike Shinn, Specialty Subcontractors
Kyle Dilbert, Owner – Ports	Young Sang Song, Disadvantaged Businesses
Marvin Doster, General Contractors	Louise Sweeney, Owner – Higher Education
Thomas Golden, Design Industry - Architects	Tim Thomas, General Contractors
Jeff Gonzalez, Owner – State DES	Taine Wilton, Owner – School Districts
Cory Hamilton, Owner – Public Hospitals	

**8:00 am NORTHSHORE SCHOOL DISTRICT – GC/CM - Certification**

**Review Chair:** Kyle Twohig

Full Committee in attendance (22 voting members; *Becky Barnhart, Kurt Boyd, Thomas Golden and Jeff Jurgensen recused*)

- The School District has an experienced and qualified team with additional consultant support.
- The School District has demonstrated some success in managing public works projects in the past, and needs appropriate owner controls for the subcontractor bidding process to address conflicts of interest from the General Contractor and consistently demonstrate fair transparency throughout the bidding process.
- Applicant has a good assessment process to determine appropriate delivery method to utilize.
- Applicant could not answer inquiry regarding outreach efforts.
- The School District has not demonstrated how they have met their goals for inclusion.
- Lessons Learned:
  - Because of close collaboration afforded by the GC/CM process, time was recovered in the schedule caused by complications in stormwater permitting and COVID-19 supply chain delays.
  - As-Built information plays a critical role in selective demolition.
  - Enhanced documentation will help stakeholders understand the design-decisions.
  - Formalize an updated set of Technical Specification Standards focused on sustainable practices.
  - Work with GC/CM partners on enhanced MWBE participation through careful structuring of sub-bid packages.
  - Double outreach efforts to expand partnerships and to more intentionally include community advocacy groups.
  - Include scoring on GC/CM selection to demonstrate MWBE outreach plan and past performance.
- Lessons learned from previous projects have not been incorporated into their most recent procedures and they do not have examples of how they made adjustments.

**Public Comments:**

**Kevin Flanagan with NAC Architecture.** He has worked with the Northshore School District on various planning efforts, including planning for the bond that recently passed. While the majority of the staff are relatively new to the district, the core staff have been there for a few years. He’s witnessed them gain confidence in the expectations and understanding of how the district functions and has found them to be highly qualified, highly organized and conduct their work with integrity.

**Sam Comer with Cornerstone General Contractors.** He is a parent in the Northshore School District and supports this application. He has worked with this and previous teams in the capital projects, and have firsthand experience on how



qualified they are, they understand the process well and conduct their business fairly. He feels they will bring value to the taxpayers of the School District and urges the panel to support the application.

**Deliberation:**

The panel did not feel this applicant is ready for GC/CM certification. Applicant did not demonstrate fairness and transparency with the contracting and subcontracting process, they have not demonstrated incorporation of lessons learned from previous projects into current practices, nor how they have met their inclusion goals or how they performed outreach activities.

**Conclusion:**

*Kyle Dilbert made the motion to deny this application for certification and Louise Sweeney seconded the motion.*

Certification Denial 13/18; 5 members voted for Approval

**9:00 am NORTHSHORE SCHOOL DISTRICT – DESIGN-BUILD**

*- Elementary School Modernizations (Kenmore & Maywood Hills Elementary Schools) Project*

**Panel Chair:** David Beaudine

**Panel Members:** Alexis Blue, Dave Johnson, Karl Kolb, Young Sang Song, Kyle Twohig, and Tane Wilton

- Project Cost: \$68.5M
- Project includes modernization of two elementary schools and each site will replace existing portable classrooms with much needed additional permanent classroom spaces, expanded program support spaces, as well as improved site circulation and parking.
- Project is fully funded by capital bond approved in February 2022.
- Meets RCW Requirements
- Has an experienced team

**Public Comments:**

**Brian Aske with Lease Crutcher Lewis and DBIA NW.** He's looked through the application, listened to a good presentation, and knows that Northshore has put together a good team for this progressive Design-Build project. He feels it is the right solution for the complexity, goals and challenges they are addressing. He encourages the panel to approve the application.

**Marc Everson with Abbot Construction.** He was born and raised in the Northshore School District which is one of the highest ranked School Districts in the state. They understand the public advantage of using progressive Design-Build to get the most out of taxpayer funds. He feels this project is ideally suited for progressive Design-Build which also engages diversity, equity and inclusion and encourages the panel to support this application.

**Kevin Flanagan with NAC Architecture.** He is familiar with these sites and wanted to emphasize some points that were made during the presentation. The term 'Scarcity of Space' was used to describe the complex topography of the site, causing challenges with access and safety while the school remains in operation. These projects will need to be phased to ensure student safety is maintained throughout the duration of the project. He also noted that the progressive Design-Build option allows the flexibility and factors for things like how and when subcontractors and procurement can happen in order to allow the phasing to happen in ways that can be more beneficial and effective for the overall project. He encourages the panel to support approval of this application.

**Deliberation:**

The project meets RCW criteria, they have a good team with a well put together presentation.

**Conclusion:**

*Dave Johnson made the motion to approve this project application and Karl Kolb seconded the motion.*

**Unanimous Approval 7/7**

**10:00 am SEATTLE SCHOOL DISTRICT – DESIGN-BUILD**

*- Franklin High School HVAC Repairs Project*

**Panel Chair:** Karl Kolb

**Panel Members:** Kurt Boyd, Dave Johnson, Jeff Jurgensen, Jeannie Natta, Young Song, Kyle Twohig, and Taine Wilton

- Project Cost: \$5.8M
- Replacement of 141 water-sourced heat pumps and reconfiguration of the ventilation system originally installed in 1989 in a 4-story 216,030 sq ft building built in 1912.
- Funds secured through a BTA V Levy passed in February 2022
- Will be the first Progressive Design-Build project for the district and have hired Parametrix as consultants to experienced project management team with plans to provide access to DB trainings and certifications to internal staff.
- Project meets RCW Requirements.

**Public Comment:**

**Brian Aske** with *DBIA NW and Lease Crutcher Lewis*. He highly encourages the PRC to approve this application. He knows that Richard and Seattle Public Schools have been considering Design-Build and Progressive Design-Build for a number of years. He believes with the counsel of John Palewicz and Jim Dugan, that this project is set up for success. So he encourages the PRC to approve this application.

**David Mount** with *Mahlum Architects*. He expressed their support of Seattle Public School's Application for Design-Build for the Franklin High School HVAC Project. They have worked with the school district on several alternative delivery projects and can attest the district's approach to maximizing the benefit of Alternative Project delivery methods to ensure the greatest value of the tax taxpayer dollars. While None of these experiences were Design-Build, in their opinion, the district's approach and expectations of their teams are highly compatible with this delivery model. They've always approached their design and contractor teams as true partners and engage them to find optional solutions to design challenges. The district also has a very thorough design and system standard and sets clear expectations for performances of their facilities; and this, coupled with the complexity of integrating these systems into the historic landmark building, and the short construction duration, in their opinion, makes Franklin an ideal project for a progressive Design-Build project. Finally SPS has a strong commitment to equity and inclusion in their business practices, and he's confident they will utilize the opportunities that fall within Design-Build contracting to maximize opportunities for women, minority, small and disadvantaged businesses.

**Casey Moore** with *Lease Crutcher Lewis*. He supports this project being delivered by progressive Design-Build. Given the challenges escalation and supply chain, and this being an occupied facility, a tight schedule and budget, this is a project that can greatly benefit by an integrated team supporting the district to achieve their goals from day one. He encourages that this project to be considered for approval.

**Brian Cawley** with *Hargis*. He expressed his support via chat for Seattle Public Schools use of Design-Build on the Franklin High School project.

**Deliberation:**

Project is appropriate for Progressive Design-Build and fits the RCW criteria, they have DBIA support, have put together a very good team, project was well presented, and the owner will use internal resources to reach out to DBE resources.

**Conclusion:**

*Kurt Boyd made the motion to approve this project application and Jeff Jurgensen and Tain Wilton seconded the motion.*

**Unanimous Approval 8/8**

**11:00 am GRANT COUNTY – GC/CM (w/ASSP)**

*- Grant County Jail & Law and Justice Building Remodel Project*

**Panel Chair:** Kyle Dilbert

**Panel Members:** Becky Barnhart, Mallorie Davies, Marvin Doster, Art McCluskey, Mike Pellitteri, and Young Song

- Project Cost: \$100M
- Construction of a new 133,00 sq ft county jail facility with 512 secure jail beds, booking, kitchen, laundry, sallyport, medical/infirmarary, jail administration and support spaces.
- Second phase of the project will include a multi-phased remodel of the occupied 80,000 sq ft existing law and justice facility to provide additional support and courthouse space.
- Funding has been secured via previous and ongoing approved tax collection.
- Project meets RCW requirements for GC/CM and use of the ASSP for MC/CM and EC/CM.
- Has a qualified Team with ample experience.

**Public Comment:** *No Public Comment*

**Deliberation:**

The project team has done their research, their approach is comprehensive and has good timing. They will need to watch for structural contractors and make sure they have a fair selection process.

**Conclusion:**

*Mike Pellitteri made the motion to approve this project application and Mallorie Davies seconded the motion.*

***Unanimous Approval 7/7 with ASSP for MC/CM and EC/CM***

**12:00 pm LUNCH BREAK**

**12:30 pm HOUSING AUTHORITY OF THE CITY OF EVERETT – GC/CM**

*- 3826 Rucker Avenue Project*

**Panel Chair:** Becky Barnhart

**Panel Members Present:** Mallorie Davies, Marvin Doster, Jeff Gonzalez, Sherry Harris, Art McCluskey, Mike Shinn, and Young Song

- Project Cost: \$73.7M
- New development of a 6-story senior housing facility consisting of approximately 120 one-bedroom apartments and parking.
- Project will be phased to accommodate shoring to protect adjacent homes and property, road widening, sidewalk installation, and new utility installation.
- Funding source is still in flux but anticipated to consist of bonds, grants, tax credits and other municipal funding sources pending finalization.
- Project meets RCW Requirements.
- Has a qualified team with consultants to ensure project success.

**Public Comment:** *No Public Comment*

**Deliberation:**

Applicant will need to return if they decide to use ASSP after the GC/CM is onboard.

**Conclusion:**

*Sherry Harris made the motion to approve this project application and Mike Shinn seconded the motion.*

***Unanimous Approval 6/8; MD/YS against***

**1:30 pm SNOHOMISH COUNTY 911 – DESIGN-BUILD**

*- SNO911 Emergency Communications Center Facility Project*

**Panel Chair:** Tom Golden

**Panel Members Present:** Mallorie Davies, Jeff Gonzalez, Sherry Harris, Art McCluskey, Mike Shinn, and Young Song

- Project Cost: \$62M
- Construction and renovation of existing 90,000 sq ft office building into a new ECC facility which will include space for support of Law Enforcement, Fire, EMS and other regional public safety needs.
- Will house critical infrastructure to support several key technologies used by SNO911, Law Enforcement, Fire, and EMS throughout Snohomish County.
- Funding through interlocal agreement with Snohomish County Bonds to be issued in the fall of 2022 with reserved and appropriated E911 excise taxes earmarked for this project.
- Project meets RCW Requirements.
- Has a qualified team to ensure project success.

**Public Comment:** *No Public Comment*

**Deliberation:**

The panel feels this is the right owner and the right team for this project.

**Conclusion:**

*Jeff Gonzalez made the motion to approve this project application and Sherry Harris seconded the motion.*

**Unanimous Approval 7/7**

**2:30 pm HIGHLINE PUBLIC SCHOOLS – GC/CM**

*- Evergreen High School Replacement Project*

**Panel Chair:** Jeff Gonzalez

**Panel Members Present:** Mallorie Davies, Tom Golden, Sherry Harris, Vicky Schiantarelli, Mike Shinn, Kyle Twohig, and Taine Wilton

- Project Cost: \$213.3M
- New Construction of approximately 210,000 sqft to include classrooms, laboratories, Career & Technical Education spaces, common spaces, a gymnasium and fitness rooms, auditorium and performing arts classrooms, library, food service production kitchen, administration, and office space to include HVAC, mechanical and electrical spaces and attics.
- Pre-site work includes grading, construction of new below grade utilities, pave and planted courtyards and teaching spaces, parking areas, roads, sidewalks, ball fields and tennis courts, and off-site right-of-way improvements.
- Design through 70% Construction Documents funded by 2016 Bond. Remainder of project and construction is contingent on passage of November 2022 bond.
- Occupied school site is a shared campus.
- They have an experienced team with capacity.
- Project meets RCW requirement for GC/CM.

**Public Comment:**

**Sam Comer** with *Cornerstone General Contractors*. He is Vice President of Cornerstone General Contractors. As a school general contractor that specializes in K-12 construction, they have delivered some of the complex projects in the area, using alternative delivery methods. It's clear, based on this presentation, that the district has done a great job of justifying why this project is right for the GC/CM process. They've assembled a great team with Banner and Vassetti around them to deliver this project successfully. They speak in support and urge the panel to support their application for GC/CM on this project.

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

September 23, 2022

Minutes Day 2

Jake Peavler with Absher Construction. He would like to voice their support for GC/CM on this project, and urge the panel to approve. They have worked with Highline Public Schools in the past, and look just look forward to their excellent team putting together another exceptional project.

Deliberation:

This is a complicated project and is a good use of this delivery method.

Conclusion:

Tom Golden made the motion to approve this project application and Sherry Harris seconded the motion.

Unanimous Approval 8/8

3:30 pm ADJOURN

Guests:

Table with 2 columns listing names and affiliations of guests. Includes names like Anderson, Wade; Lubbers, Matt; ANBuilders; Anthes, Scott; Luedeman, Jeff; Integrus; Aske, Brian; DBIA NW & Lease Crutcher Lewis; Malterud, Claire; Baker, Kim; Mark, Dawn; Northshore School District; Bambach, Cliff; Plan. & Design Admin. Northshore SD; Mayer, Erin; Absher Construction; Benjamin, Doug; The Walsh Group; McCarry, Kevin; Lydig Construction; Best, Richard; Dir of Capital Proj & Planning Seattle SD; McClaran, Ashley; Director PM OAC Services; Baibak, Rebecca; Integrus & YGH Architecture; McGavock, Michael; McGranahan Architects; Boone, Ryan; ARC Architects; Miles, Dan; PIC Bassetti Architects; Brown, Diana; PM OAC Services; Mills, Kurt; Exec Director Snohomish Co 911; Brown, Robin; GC/CM Advisor Vanir Const. Management; Moc, Won; Lease Crutcher Lewis; Burke, Jack; Moore, Casey; Lease Crutcher Lewis; Calissendorff, Sandra; Northshore School District; Mooseker, Karen; Mukilteo School District; Campanella, Vince; Lydig Construction; Morrow, Jason; Director Everett Housing Authority; Carter, Brian; Integrus & YGH Architecture; Mount, David; Mahlum Architects; Cawley, Brian; Hargis Engineers; Narang, Himanshu; Everett Housing Authority; Chandler, Dan; GC/CM Proc Mgr Parametrix; Oremus, Kevin; Hutteball & Oremus Architecture; Coccia, Sara; Director Bethel School District; Palewicz, John; Parametrix DB Consultant; Cody, Dan; GC/CM Proc. Mgr & Consultant Parametrix; Peavler, Jake; Absher Construction; Coito-Poile, Andrew; Ethos; Peterson, Terry; Deputy Director Snohomish Co 911; Comer, Sam; Cornerstone General Contractors; Piplic, Devlin; Construction PM Northshore School Dist.; Cottrill, Andy; BLRB Architects; Ramsey, Scott; Daneshnia, Ellie; Exec Director Highline Public Schools; Rosen, Corrie; Mithun; Darby, Kimberly; Rutherford, Will; Lead PM CRA Architects; Everson, Marc; Abbott Construction; Safford, Emily; NAC Architecture; Figarsky, Maxwell; Dev PM Everett Housing Authority; Schauss, James; Flanagan, Kevin; NAC Architecture; Sellgren, Kayleah; Lydig Construction; Fonslow, Daryl; Stantec; Shewell, Stacy; Director OAC Services; Gaines, Tom; Director Grant Co Central Services; Spaulding, Tom; Sr. CM Everett Housing Authority; Greene, Andrew; Legal Counsel Perkins Coie; Spencer, Kip; Gut, Thomas; Sr. PM Seattle School District; Spolestra, Michoan; Absher Construction; Hall, Todd; Director of CP Northshore School District; Stenvall, Amy; Harris, Brian; TCA; Stone, Danny; Grant County; Henderson, Shelly; Storaasli, Denise; Marketing Director AHBL, Inc.; Henson, Jay; BLRB Architecture; Stranzl, Justin; DLR Group; Hettle, Brian, Howard S. Wright; Tackett, Bethany; Hill, Tegan; Bassetti Architects; Underwood, Sally

Capital Projects Advisory Review Board

**PROJECT REVIEW COMMITTEE**

September 23, 2022

**Minutes Day 2**

**Guests:**

Holzer, Ina; Sr. Project Manager OAC Services	Vincent, Bob
Hongadarom, Jon; Everett Housing Authority	Wallace, Graehm; Partner with Perkins Coie
Huotari, Aaron; CP Budget Analyst Northshore SD	Wandasiewicz, Jeff; PIC Design Team ARC Architects
Hutteball & Oremus	Weintraub, Alec
James, Sharon	Wilcox (Hindmarsh), Joann; Mithun
Jobs, Dave; VP OAC Services	Wilcox, Jennifer; NAC Architecture
Johnson, Jordan; BLRB Architects	Yang, Ngan-Ha; Plan. & Design Admin. Northshore SD
Johnson, Warren; Walsh Group	Young, Kim; Sr. PM Bassetti Architects
Jones, Brian; Construction PM Northshore School District	<i>Unidentified</i>
Joung, Sung; Plan. & Design Admin. Northshore Sch Dist	<i>1360*803</i>
Kelly, Sóamus; Mithun	<i>Erin's iPhone</i>
Kent, Bill; Mortenson	<i>iPhone</i>
Kilcup, Brad; GLY	<i>Jun, J</i>
Klein, Mica; Perkins Coie, LLP	<i>Laura iPhone</i>
Landa, Olivier, Design Principal Everett Housing Authority	<i>Michael</i>
Larson, Jared; Forma Construction	<i>NCY</i>
Lawlor, Steve; Business Unit Mgr Snohomish Co 911	<i>R, Ken</i>
Logan, Scott; Highline Public Schools	<i>Shelly</i>
Lovely, Bret; WWFS	

**Total Project Approvals for September 23, 2022:**

- 3 Design-Build projects totaling \$136,300,000
- 8 GC/CM projects totaling \$699,229,938 **Total for September: \$835,529,938**
- Alternative Subcontractor Selection Applications Reviewed and approved: 4