

Virtual Meeting via ZOOM

Members Attending:

Mike Shinn, Specialty Subcontractors (Chair)	Jeff Jurgensen, Construction Managers (Vice Chair)
Eza Agoes, Owner Transportation	Brian Holecek, General Contractors
Ato Apiafi, Minority/Women-Owned Business	Dave Johnson, General Contractors
David Beaudine, Construction Manager	Art McCluskey, Owner General Public
Becky Barnhart, Design Industry - Architects	Jessica Murphy, Owner – Counties
Alexis Blue, Owner – Higher Education	Jeannie Natta, Owner – Higher Education
Kurt Boyd, Specialty Subcontractors	Mark Ottele, General Contractor
Timothy Buckley, Private Sector	Linneth Riley Hall, General Owner
Mallorie Davies, Construction Trades Labor	Young Sang Song, Disadvantaged Businesses
Kyle Dilbert, Owner – Ports	Louise Sweeney, Owner – Higher Education
Jim Dugan, Construction Manager	David Talcott, Design Industry – Engineer
Thomas Golden, Design Industry - Architects	Tim Thomas
Jeff Gonzalez, Owner – State DES	Kyle Twohig, Owner – Cities
Sherry Harris, Minority/Women-Owned Business	Taine Wilton, Owner – School Districts

8:00 am BUSINESS MEETING

Board Chair: Mike Shinn

- Welcome New Member: Mallorie Davies is happy to be part of the PRC.
- Vice Chair Elections – Kyle Twohig was voted in as the new Vice Chair. He’s looking forward to being part the PRC Leadership Team.
- Committee Housekeeping
 - Jeff suggested Members use the green checkmark under the Reactions menu when voting.
 - Jeff reminded the Committee that when members introduce themselves, they specify the stakeholder group they represent and not their place of employment.
 - Questions to the applicants should be focused on verifying the application meets the requirements of the RCW even if any member is of the opinion a different method could be better used.
 - Panelists need to remember to be respectful to the other panelists by limiting your questions and keeping them concise, so everyone gets an opportunity to ask a question. Extra questions can be posed if there is time.
 - Jessica asked to confirm her status as the Owner-County representative since CPARB deferred appointment to September. Mike confirmed that Jessica remains the representative until a replacement has been appointed or she leaves the PRC.
 - There was a suggestion that the first hour of future PRC meetings be reserved for Training even if there aren’t business meeting topics for the committee to discuss. No quorum would be needed if only training is being provided. The leadership team will discuss how that could be best utilized.
- Mentorship Subcommittee Report – Kurt Boyd thanked the subcommittee members for meeting and collaborating on the development of the Mentor\Mentee Program to enhance new member on-boarding. Kurt Boyd, Linneth Riley Hall, Jeff Jurgensen, Dave Johnson, Kyle Twohig, Mike Shinn, Jim Dugan and Eza Agoes met several times and collaborated on what this program will look like. (*See [Mentor Program Proposal](#)*)
 - 1 year term for Mentor\Mentee on a volunteer basis. The recommendation is to meet at least once a month to discuss how the committee is run, reviewing the applications, and furthering education regarding RCW 39.10.
 - Goal of the program is to develop relationships, help new members learn about the PRC and how the Committee functions, and to enhance each other’s knowledge of alternative public works.
 - Both Mentors and Mentees will be key in making sure this program works. Everyone’s feedback will be essential to the success of this program.
 - Mentor collaboration will help ensure they are all on the same page. Jim Dugan could lead a mentor group.
 - Mentor Assignments – Jeff Jurgenson is mentoring Young Song and Jim Dugan volunteered to mentor Mallorie Davies. The Committee Vice Chair will lead the quarterly Subcommittee meetings and will collaborate with he Chair on mentor assignments.

- Review\Approve updated application forms – the Committee reviewed the proposed changes to all of the current application forms. The updates are primarily to remove the Data Collection reporting language from each application and correct some typos. There was a suggestion to include report requirements to OMWBE on the Design-Build applications. Rachel Murata from OMWBE offered to provide the RCW and help clean up the language to be used. Kyle Twohig made a motion to approve all of the applications with the proposed edits. Jim Dugan 2nd the motion to approve the proposed changes to all of the applications. Motion carried.
- CPARB Chair Zahn shared some of the activity CPARB is working on. There was discussion regarding the seats on the PRC and how they are represented. Now that there is a new County representative on CPARB, that representative wanted an opportunity to recruit a county representative for the PRC, so the county position was deferred to the September CPARB meeting. Additionally, there was robust discussion regarding whether or not there was enough outreach for filling the Diverse Business Enterprises position. There were many excellent applicants for the open PRC positions which also inspired further discussion. She feels these discussions help ensure CPARB is honoring the work the PRC does with strong appointees.
- There was a suggestion that PRC Business meetings include sharing what the Board is up to as well as anything that could impact the PRC. Committee leadership agreed to provide this in the future.

9:00 am UNIVERSITY OF WASHINGTON – GC/CM RECERTIFICATION

Review Chair: Jeff Jurgensen; Full Committee in attendance
(27 voting members; Jeannie Natta recused herself)

- UW is a leader in the Design & Construction industry and participates on various boards and committees.
- Shared past performance data showing an increase in the UW's inclusion efforts that exceeds set goals.
- Application meets all RCW requirements
- Lessons Learned:
 - Proactively embrace outreach to all small, minority and woman-owned business, not strictly OMWBE-certified.
 - Allow for flexibility in plans. Target scopes and trade partners can change based on market conditions and procurement challenges.
 - Breakdown bid packages into smaller scopes.
 - Communicate early on in the process to align strategies and outreach.

Public Comments:

Dan Chandler with OAC Services complimented the UW on their excellent presentation and their leadership in the construction community with this delivery method. Many public clients follow UW's lead in approaching GC/CM, and their leadership is greatly appreciated. He strongly supports approval of this application.

Deliberation:

As a more experienced agency, panel members are surprised UW has not developed a more formal process for selection of the delivery method. The presentation was top notch, their lessons learned is always valuable.

Conclusion:

Jim Dugan made the motion to approve this recertification application and Timothy Buckley seconded the motion.
Unanimous Approval 27/27

10:00 am Spokane Valley Fire Department – Station 11 Progressive DB Project

Panel Chair: Mark Ottele

Panel: Eza Agoes, Ato Apiafi, Becky Barnhart, Timothy Buckley, Mallorie Davies, Art McCluskey, Kyle Twohig

- Project Cost: \$7.1M
 - New 11,000 sq ft 3 bay Fire Station
 - Drive through bays, long enough to accommodate tiller trucks.
 - Decontamination zone for off-gassing equipment
 - Secure public entry vestibule
 - Sleeping quarters, living room area, workout room, kitchen.

Next PRC Meeting: June 23, 2022

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

May 26, 2022

Minutes

- Meets RCW Requirements
- Lessons Learned
 - Invaluable to have Design Builder leading pre-construction
 - Real world, on-demand pricing and lead time evaluation
 - Continuous Value Engineering, value Analysis, and constructability
 - Ability to order long-lead procurement items
 - Enhanced collaboration and trust amongst whole team
 - Timely decision-making paramount
 - Engage AHJ's earlier/better communication
 - Maintain staff throughout process

Public Comment: *No Public Comments*

Deliberation:

The panel feels this is an experienced Team, the project meets the criteria, progressive Design-Build is appropriate for this project, all are impressed with the knowledge of progressive DB, have a good plan for accountability and working through the challenges of the current market conditions, and the panel is confident they will be successful. Transparency is very important and sharing the driving force behind the decisions are made will help to showcase the creativity of the team.

Conclusion:

Becky Barnhart made the motion to approve this project application and Ato Apiafi seconded the motion.

Unanimous Approval 8/8

11:00 am

Benton County

– Benton County Justice Center, Juvenile Justice Center, and Sheriff's Office Progressive DB Project

Panel Chair: Thomas Golden

Panel: Alexis Blue, Sherry Harris, Dave Johnson, Jeff Jurgensen, Karl Kolb, Jessica Murphy, Taine Wilton

Presentation:

- Project Cost: \$35M
- Remodel of nearly 19,000 sf of current office space.
- Construction of an additional 15,000 sf to the Justice Center and adding an additional 30,000 sf building to accommodate growth in the County's justice programs.
- Remodel will include space for court hearings, classes, counseling, training, and other program areas.

Public Comments:

Lisa van der Lugt with OMWBE as the director of OMWBE she wanted to point out is glad to hear they are working with Rachel Murata who is extremely knowledgeable. OMWBE is committed to identifying where they can assist with connecting with local groups first to benefit the local community, local talent and local economy. They can help identify which firms could be certified, and then work with them through the process to help increase the ability of diverse firms in central and eastern WA.

Erica Loynd with DLR Group, she appreciates the efforts by the county to make a safer space for the youth and sheriff's department on the existing campus. It's a good advancement where both parts of the system can work together.

Deliberation:

This project meets the requirements and is a good project for progressive Design-Build, the lessons learned were helpful, and they have great locally experienced team.

Conclusion:

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

Unanimous Approval 8/8

12:00 pm Snohomish County – Arlington Operations Center Progressive DB Project

Panel Chair: Jim Dugan

Panel: Kurt Boyd, Jeff Gonzalez, Sherry Harris, Jessica Murphy, Linneth Riley Hall, Young Song, David Talcott

Presentation:

- Project Cost: \$35M
- Renovation of Snohomish County’s existing Arlington maintenance site to provide an anticipated 10,000 sf of new/replaced office building space
- Recapture 2-acres of open stormwater pond with an underground storage vault, make utility improvements, contaminated soil remediation, and creation of a master plan for future site improvements.
- This facility will remain in operation during construction.
- Lessons Learned
 - Need to go beyond meeting with permitting agencies early. Need to spend more time collaborating with them and helping them understand the intent and goals of the project and how using Progressive Design-Build will address those items.
 - It’s easier to build a collaborative partnership if they are bought into the process.
 - They have gotten more creative with the ability to use progressive Design-Build, i.e. breaking work packages into smaller versions at different times, and even separating items out of the project contract so they can be preordered if they are a long-lead item.
 - It’s best to make sure the whole Design-Build Team knows what type of progressive Design-Build the projects is being used. It will help to keep everyone on the same track.

Public Comments:

Johnny Hong Associate Principal with *Integrus Architecture*. They fully support progressive Design-Build for this project. It’s clear that the County Team understands the DB methods and have hired a good CM Team. Together they have the knowledge and capability to minimize operational impacts and potentially benefit from significant savings.

Deliberation:

The panel feels this is a good team, the project is well funded, the project is appropriate for the site, the project meets the RCW requirements, and the the extensive training this team has put in to prepare for this project is admirable.

Conclusion:

David Talcott made the motion to approve this project application and Linneth Riley Hall seconded the motion.

Project Approved 8/8

12:44 pm ADJOURN

Guests:

Acevedo–Soto, Monica; UW Director, UWF Proc. & Sourcing	Glassman, Matt
Anderson, Colin	Halme, Eric
Blain, Robert; Benton County	Hencz, Jeff; Snohomish County
Blankenship, Becky; Hill International	Hong, Johnny; Integrus Architecture
Bordwell, Jeff; Spokane Valley Fire Dept.	Hun, Mitch; DLR Group
Carter, Brian; Integrus Architecture	Kondelis, Aleanna; Hill International
Chandler, Andy; Absher Construction	Lew, Corey; Seattle City Light
Chandler, Dan; OAC Services	Lindquist, Doug; Haley & Aldrick
Christanson, Kristoffer	Loynd, Erica; FAIA DLR Group
Clark, Dale	Lupo, Nick
Derooy, G	Mayer, Erin; Absher Construction
Dinh, Anna	McCormick, Doug; Snohomish County
Dobyns, Bill; CBRE & CPARB VC	Miller, Jonathan; OAC Services
Eatch, Beck; UW Interim Exec Director, Proj Delivery Grp	Murata, Rachel; OMWBE
Everson, Marc	Nordstrom, Eric; Snohomish County

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

May 26, 2022

Minutes

Guests:

Novy, Elizabeth	Stranzel, Justin
Palmus, Shyanne; Benton County	Sweeney, Darrin; Hill International
Parker, Jim; Snohomish County	Tatge, Steve; UW Assoc. VP Facilities Asset Mgmt
Penor, Bill	Thiel, Sydney; UW Proj. Manager, Proj. Delivery Group
Schut, Paul	van der Lugt, Lisa; OMWBE/CPARB
Small, Shon	Wallace, Graehm, Perkins Coie
Soto, Frank Jr.; Spokane Valley FD	Wiehe, Dana
Spoelstra, Michoan; Absher Construction	Zahn, Janice; Port of Seattle\CPARB Chair
Stahlecker, Troy, UW Director, Project Delivery Group	<i>Unidentified:</i>
Storaasli, Denise	<i>iPad (2)</i>