

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

June 24, 2021

Minutes

Virtual Meeting via ZOOM

Members Attending:

Edward Peters, Owner – School Districts (<i>PRC Chair</i>)	Mike Shinn, Specialty/Subcontractors (<i>PRC Vice Chair</i>)
Ato Apiafi, Minority/Women Businesses	Dave Johnson, General Contractors
Becky Barnhart, Design Industry – Architect	Karl Kolb, Design – Industry Engineers
David Beaudine, Construction Managers	Art McCluskey, Owner – General Public
Timothy Buckley, Private Sector	Sherrie Montgomery, Owner – Higher Education
Kyle Dilbert, Owner – Ports	Jessica Murphy, Owner – Counties
Quinn Dolan, General Contractors	Mark Ottele, General Contractor
Jim Dugan, Construction Mangers	John Palewicz, Owner – Higher Education
Thomas Golden, Design Industry – Architects	Mike Pelitteri, Specialty/Subcontractors
Jeff Gonzalez, Owner – State – DES	Linneth Riley Hall, General Owner
Cory Hamilton, Owner – Public Hospitals	Louise Sweeney, Owner – Higher Education
Sherry Harris, Minority/Women Businesses	David Talcott, Design – Industry Engineers
Brian Holecek, General Contractors	Kyle Twohig, Owner – Cities

8:00 am BUSINESS MEETING

Chair: Ed Peters

Full Committee

1. Subcommittee Reports
 - a. GC/CM Project Addendum\ Alternative Subcontractor Selection Process (ASSP)
 - A revised score sheet was presented and reviewed.
 - Tim Buckley motioned to approve the use of the new score sheet on a provisional basis for roughly 6 months and have the Committee review its use and provide an opportunity to streamline the ASSP approval process. Linneth Riley Hall seconded the motion.
 - The Committee voted in favor with a voice vote, none opposed.
 - A revised GC/CM Project Application with Supplement A and Supplement B to be used for requesting the use of Alternative Subcontractor Selection Process.
 - Supplement A is to be submitted with the Project Application
 - Supplement B is to be used if requesting ASSP approval **after** the project has been approved.
 - For Both options, one form will be submitted for each ASSP anticipated and one ASSP score sheet will be filled out for each request to match. This may create a bit more work, but creates a clean paper trail of the request and approval.
 - Tim Buckley moved to approve the new GC/CM Project Application with Administrative Edits. Karl Kolb seconded the motion.
 - The Committee voted in favor with a voice vote, 25/25, none opposed.
 - b. Bylaws
 - David Talcott and David Beaudine were the Subcommittee who reviewed and provided the revised proposal.
 - Minor edits only to Section 2. A draft will be online as a pre-read for the meeting in July.
 - c. Design-Build Project Application and Scoresheet Review – Committee needed – send interest to Talia.
2. New PRC Positions: Transportation & Disadvantaged Businesses – Committee Discussion
 - a. Discussion started regarding the Transportation and Disadvantaged Business Enterprises positions.
 - b. Due to time constraints, members are encouraged to send recommendations to Talia for further discussion at the July meeting.
 - c. Remaining items are tabled to the July meeting.

9:12 am CITY OF TACOMA – DESIGN-BUILD CERTIFICATION

Chair: Art McCluskey

Full Committee

Presentation:

- City has 2 Departments that have utilized their DB certification for over 10 years. Chose to provide a new Certification application to include their Tacoma Power Division under the same Certification umbrella.
- Five completed or in process DB projects over the last 5 years totaling over \$142.1M
- Statewide leader in equity and inclusion efforts to include training and educational workshops to assist WMBE/DBE firms to more effectively compete on large projects.
- Meets or exceeds all RCW criteria

Public Comment: No Public Comments

Deliberation:

The Committee felt the presentation was good, but would have been better if they had addressed their WMBE and DBI statistics. The organizational chart is highly complex and does not adequately demonstrate how well the three departments share internal resources and lessons learned. The City of Tacoma has an excellent track record of great projects and there was very little concern of there being issues of collaboration and communication between the three departments.

Conclusion:

Jim Dugan made the motion to approve this Recertification application. Ato Apiafi seconded the motion.

Unanimous Approval 22/22

**10:10 am RENTON SCHOOL DISTRICT – GC/CM
– LINDBERGH HIGH SCHOOL PHASED MODERNIZATION PROJECT**

Panel Chair: David Beaudine

Panel: Ato Apiafi, Tom Golden, Brian Holecek, Karl Kolb, Sherrie Montgomery, Ed Peters, Mike Shinn

Presentation:

- Project Cost: \$36M with funds secured and no audit findings.
- Project includes science classroom additions and modernizations, modernization of current athletics locker rooms, parking lot upgrades and HVAC upgrades throughout most of the school.
- Team has adequate experience and capacity for project success
- Project meets 3 of the 5 GC/CM Criteria
- Requesting use of Alternative Subcontractor Selection Process for MC/CM which will contribute to Public Benefit

Public Comment: No Public Comments

Deliberation:

The panel was pleased with the thoroughness of the presentation. This project is a clear example of what GC/CM is best used for. The applicant clearly shared lessons learned, and how they intend to increase their diversity and inclusion.

Conclusion:

Edward Peters made a motion to approve this project application and the use of MC/CM Alternative Subcontractor Selection. Ato Apiafi seconded the motion.

Unanimous Approval 8/8

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11:00 am ASOTIN COUNTY COMMISSIONERS – GC/CM
– *ASOTIN COUNTY JUSTICE COMPLEX PROJECT*

Panel Chair: Mark Ottele

Panel: Ato Apiafi, Quinn Dolan, Jim Dugan, Tom Golden, ~~Karl Kolb~~, Jessica Murphy, John Palewicz

Presentation:

- Project Cost: \$13.7M.
- New 120 Bed County Jail; approximately 45,578 gsf
- Secure structure with pre-engineered building around steel cells, with detention security equipment and electronics.
- Facility to include Jail Administration, Booking, Laundry, Kitchen, Jail, Sallyport, and support spaces.
- Water and Sewer extension, grinder pump and lift station will need to be included.

Public Comment: No Public Comments

Deliberation:

There are a lot of unknowns on this project without enough contingencies or time allotments to be successful. Project team does not have relevant WA GC/CM experience or legal counsel to guide through the many nuances and subtleties that are unique to WA State. The panel feels this project is not structured for success.

Conclusion:

John Palewicz made a motion NOT to approve this project application. Jim Dugan seconded the motion.

Project Denial 7/7 (*Karl Kolb recused himself as his company is an engineering consultant on this project.*)

12:00 am Lunch

12:30 pm CITY OF PASCO – DESIGN-BUILD
– *ZONE 3 RESERVOIR STORAGE TANK PROJECT*

Panel Chair: Quinn Dolan

Panel: Becky Barnhart, Jim Dugan, Sherry Harris, Art McCluskey, John Palewicz, David Talcott, Kyle Twohig

Presentation:

- Project Cost: \$11.7M.
- 3.5 MG potable water elevated reservoir needed to meet future population projections where current system is already operating in a deficit.
- Project meets RCW requirements for Design-Build
- Team has adequate experience and capacity for project success

Public Comment: No Public Comments

Deliberation:

The panel felt they applicant provided a great presentation, has a strong team, they shared a great inclusion plan, and generally feel this is a good match for the use of Design-Build.

Conclusion:

Jim Dugan made a motion to approve the project application. Sherry Harris seconded the motion.

Unanimous Approval 8/8

1:31 pm LAKEHAVEN WATER\SEWER DISTRICT - GC/CM
– *REDONDO (RWWTP) ELECTRICAL & ODOR CONTROL UPGRADES PROJECT*

Panel Chair: David Talcott

Panel: Becky Barnhart, Sherry Harris, Dave Johnson, Art McCluskey, Linneth Riley Hall, Louise Sweeney, Kyle Twohig

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Presentation:

- Project Cost: \$21.2M.
- Upgrade existing electrical power distribution and west odor control system at Redondo Wastewater Treatment Plant.
- Project funding is reserved and will be supplemented through revenue bonds and cash reserves.
- District is committed to diversity and inclusion in all aspects of its work and hiring.
- Project team has extensive experience to perform progressive Design-Build.
- Meets 3 of the 5 statutory criteria.

Public Comment: No Public Comments

Deliberation:

With the new legislation in place, it’s beneficial that Parametrix will be assisting the applicant through the process using the new alternative subcontractor selection. They have a really good team together, and the panel felt using GC/CM for this project makes a lot of sense.

Conclusion:

Linneth Riley Hall made a motion to approve the project application and the use of both EC/CM and MC/CM Alternative Subcontractor Selection. Kyle Twohig seconded the motion.

Unanimous Approval 8/8

2:30 pm ADJOURN

Guests:

Aske, Brian; DBIA NW & Lease Crutcher Lewis	O’Neil, Sue; Asst. Div. Mgr - City of Tacoma
Best, Patsy; Div. Manager of Purchasing - City of Tacoma	Ogden, Tristan, Turner Construction
Blankenship, Becky; Hill International – Project Manager	Pritchett, Steve; General Council – Lakehaven WSD
Blankenship, Chuck; Purchasing Manager - City of Tacoma	Roberts, David; Principal in Charge – Lakehaven
Bowman, John	Roe, Cary
Brewer-Rogstad, Traci; Senior Program Director Renton SD	Ross, Shakisha; City of Tacoma
Cannon, Brian	Rutherford, Clemons ‘Will’; CRA Architecture
Cannon, Max	Sanchez, Peter; Commissioner – Lakehaven WS Dist.
Cody, Dan; Parametrix – GC/CM Procurement Manager	Serra, Maria; Manager – City of Pasco
Comer, Sam	Shusterman, Stuart; Project Supervisor – Renton SD
Conway, Susan; Architect	Spoelstra, Michoan, Absher Construction
Cowling, John	Stenvall, Amy
Feldmeyer, Matthew; Executive Director Renton School Dist.	Storey, Chris
Henderson, Shelly	Thaxton, Robynne; Legal Advisor – Thaxton-Parkinson
Holzer, Eric	Tomlin, Brianne; Project Manager – Renton Sch Dist
Johnson, Eric; Asst. Div Mgr. Env. Svcs - City of Tacoma	Veeraraghavan, Ram; Public Utilities – City of Tacoma
Kemp, Chris; COO Asotin County	Wallace, Graehm; Legal Counsel – Perkins Coie
Kibber, Stuart	White, Gary; PE, Sr Electrical Engineer - Parametrix
Kingsolver, Kurtis; Public Works City of Tacoma	Whitfield, Brittany; Senior Engineer – City of Pasco
Lantz, Martha; Deputy City Attorney – City of Tacoma	Whitman, Chuck; Commissioner – Asotin County
Larson, Chris; Div. Mgr Public Works - City of Tacoma	Wilton, Taine, Edmonds SD
Lee, Christa; City Project Manager – City of Tacoma	Wittman, Connor; PE, Electrical Engineer – Parametrix
Lustig, Jeremy	Worley, Steve; Public Works Director – City of Pasco
Mattson, Chris; Power Mgr Public Utilities - City of Tacoma	Unidentified:
Miller, Ken; PE (on Jim Dugan’s Video); Lakehaven SD	1253*234
Moreland, Howard; EC/CM Project Manager	Brian’s iPhone
Nowicki, Ron; Commissioner – Lakehaven WS District	