

Project Review Committee

Chair Report to CPARB

December 8, 2022

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PRC VIRTUAL MEETING DECEMBER 8, 2022

Jeff Jurgensen, Chair

Kyle Twohig, Vice Chair

December 1, 2022

8:00 AM BUSINESS MEETING

- A Committee quorum of 27 members were in attendance with 4 absences.
- CPARB Updates
 - PRC Chair Jurgensen shared that CPARB is in the process of updating the PRC position descriptions to provide consistency and clarity for applicants and Board members during future recruitment.
 - CPARB is using the PRC Mentorship program as an onboarding model as they work to develop their own onboarding program. The Board shared its appreciation of the hard work the PRC put into their program and looks forward to hearing feedback in the future from those involved.
- Mentoring\Onboarding Program Report
 - Several Mentors and Mentees shared their experiences with the program so far. All members of the program had positive feedback.
- Meeting Dates for 2023
 - The Committee voted and approved the proposed meeting dates for 2023. Admin will make sure the following 7 dates are recorded with the Code Reviser's Office: 1/26, 3/23, 5/25, 6/22, 7/27, 9/28, 11/30.
 - There was a request for at least 1 in-person meeting be scheduled this year. WSU suggested one of their rooms at their Spokane campus may serve well for a hybrid PRC meeting. Admin will work with the WSU representatives and PRC Leadership to identify a date and organize a meeting.
- Admin proposed some minor updates to the Score Sheets for clarity and they were approved.
- Bylaws
 - The Bylaws updates proposed in September had been posted online for further Committee member review and comments. No further comments were submitted prior to the meeting.
 - During the meeting a couple of minor verbiage adjustments were identified, a request to add in a definition of 'PRC Leadership', and a reference to RCW 24.034.530 was asked to be included.
 - Updates to the Bylaws will be finalized with the requested amendments.

9:00 AM PORT OF SEATTLE – GC/CM & DESIGN-BUILD - *Recertification*

Review Chair: Jim Dugan; Committee of 26 members in attendance, 5 absences, 1 recusal.

- The Port of Seattle continues to use their Acquisition Planning process at the beginning of a project to evaluate if any alternative project delivery methods are appropriate. The Acquisition Planning form has been updated as appropriate to reflect on-going best practices. The Project Team then provides the recommendation to the Leadership Team for their concurrence and subsequently to the Port of Seattle Commission for their approval to use GC/CM or DB on a project.
- Public Body meets all RCW requirements for Recertification.
- The applicant continues to demonstrate success in GC/CM and DB delivery
- Lessons Learned – GC/CM:
 - Agree upon format of estimates with GC/CM & SC/CM, Designer, and Owner prior to quantifying costs.
 - Utilizing SC/CM when appropriate has been helpful for our complex operations
 - Contracting with the GC/CM as early as possible in design (As early as 5%)
- Lessons Learned – Design-Build:
 - Port still improving on basis of design & Spec development that our early D/B projects could have benefited from.
 - Improving on Role Clarity to ensure all stakeholders and roles are understood for efficient use of time at meetings.
 - Awareness around Port's technology requirements that may be out of date. CAD standards do not allow searchable or linked documents and may not be design industry standard.

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- DB team weekly meeting included key stakeholders which supported collaborative approach and design engagement, enabling an aggressive schedule with creative solutions for operational issues & limitations and making decision quickly.
- Lessons Learned – Overall:
 - APW provided increased opportunity for our WMBE Program, where goals & commitments led to excellent results.
 - Port has implemented lessons learned after each phase: procurement, design, and construction versus at end of project.
- Unanimous Approval 26/26; 1 member recused themselves.

10:00 AM MUKILTEO SCHOOL DISTRICT – GC/CM Certification

Review Chair: Jeff Jurgensen; Committee of 24 members in attendance, 6 absences, 2 recusals

- Mukilteo is a small diverse school district serving 15,000 students speaking 94 languages in 21 schools. They received a \$240M bond in 2020 for major modifications\additions to their schools to include security and building improvements, and updates to their fields and court.
- The school district has 3 GC/CM project underway.
- They have an effective management plan in place and qualified project team.
- Mukilteo has no audit findings.
- Application meets all RCW requirements
- Lessons Learned:
 - Partnership with jurisdictions is critical
 - Open to alternative means & methods
 - Support & push outreach efforts
 - Multiple early investigations of site and buildings
 - Use contractor's knowledge of construction market and real time cost estimates
 - Provide clear Owner's Project Requirements
 - RFP Process Debriefs
- Unanimous Approval 24/24; 2 members recused themselves

11:00 AM GRANT COUNTY PUBLIC HOSPITAL DISTRICT DBA QUINCY VALLEY MEDICAL CENTER – GC/CM

- Quincy Valley Medical Center Replacement Hospital Project

Panel Members Present: Mallorie Davies, Jeff Gonzalez, Cory Hamilton, Sherry Harris, Dave Johnson, Mike Pellitteri, Vicky Schiantarelli, and David Talcott

- Project Cost: \$52.5M
- New replacement hospital on the current site with plans to have 6 inpatient beds, emergency services, diagnostic imaging, physical therapy, a Rural Health Clinic and helipad. This facility will not provide surgical services.
- Demolition of old facility will occur after completion to make room for parking for patients, families, and staff.
- Funding fully secured in August 2022 via bond.
- Knowledgeable and experienced team.
- Project meets RCW requirements
- Unanimous Approval 8/8

12:30 PM SPOKANE VALLEY FIRE DEPARTMENT – PROGRESSIVE DESIGN-BUILD

- New Training Facility Project

Panel Members Present: Ato Apiafi, Mallorie Davies, Marvin Doster, Jim Dugan, Art McCluskey, Vicky Schiantarelli, Mike Shinn, and David Talcott

Project Cost: \$9M

- New Modern 12,500 sq ft Training Center consisting of 2 drive-through apparatus bays for indoor training in winter weather, two large classrooms, one medium and one small classroom. There will be

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an additional 5 offices and 5 cubicles, 2 large gym style bathrooms with showers, PPE storage area, a decontamination room and an air refilling station.

- Funding secured from 2019 Levy.
- Meets RCW Requirements
- Team with experience and capacity
- 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
- Unanimous Approval 8/8

1:30 PM KITSAP COUNTY FIRE DISTRICT/POULSBO FIRE DEPARTMENT – PROGRESSIVE DESIGN-BUILD - Poulsbo Fire Station 76 Project

Panel Members Present: Eza Agoes, Ato Apiafi, David Beaudine, Kurt Boyd, Mallorie Davies, Mike Shinn, Young Song, and Kyle Twohig

- Project Cost: \$4.9M
- Proposed building is anticipated to be 1-2 stories estimated to be 5,500-6,000 sq ft. but is dependent upon material costs and market conditions. Facility will accommodate both daytime and overnight staff, requiring adequate office and living space, a kitchen/dining area, fitness room, day room and sleeping quarters. An attached apparatus bay will house a variety of vehicles including fire engines, command vehicles and ambulances.
- Site improvements, utilities, storm water, building construction, landscaping, and parking.
- Project funding is fully secured.
- Meets RCW Requirements
- Unanimous Approval 8/8

2:30 pm FREEMAN SCHOOL DISTRICT – PROGRESSIVE DESIGN-BUILD - Freeman School District Stadium Upgrades Project

Panel Members Present: Ato Apiafi, David Beaudine, Kurt Boyd, Marvin Doster, Thomas Golden, Young Song, Linneth Riley Hall, and Taine Wilton

- Project Cost: \$4.9M
- Renovation and upgrade encompassing the district's stadium and fields. Work includes modifications to the playing field, grandstands, lighting, track and surrounding areas. Lack of water coupled with a 300% usage increase has posed complications and the necessity for a turf field.
- Project funding is fully secured.
- Complex project will be best successful with the use of progressive DB.
- Meets RCW requirements
- Approval 7/8; One member expressed concern the contingencies were not adequate.

3:30 pm BETHEL SCHOOL DISTRICT – GC/CM - New Bethel High School Project

Panel Members Present: Ato Apiafi, Kurt Boyd, Jim Dugan, Brian Holecek, Art McCluskey, Young Song, Louise Sweeney, and Taine Wilton

- Project Cost: \$228.7M
- Project is a 285,000 sq ft two-story replacement High School with multiple wings and courtyard areas. Additional facilities will include student, staff, and bus parking areas; tennis courts; sports fields, including an artificial turf football field; and associated site and off-site infrastructure improvements.

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- Funding was secured in full through 2019 bond issue and will include a robust contingency fund.
- Project just meets RCW Requirements for GC/CM
- Qualified Team with experience.
- Approval 7/8; One member strongly felt this project is not ready for GC/CM approval.

Total Project Approvals for September 23, 2022:

- 3 Design-Build projects totaling \$16,492,637
- 2 GC/CM projects totaling \$281,268,445 **Total for December: \$297,761,082**
- Alternative Subcontractor Selection Applications Reviewed: 0

Statistics:

Year to Date Total project Approvals:

DB:	<u>\$929,392,637</u>	Traditional DB: 0	Progressive DB: 3	
GC/CM:	<u>\$1,261,400,583</u>	Approved Proj: 2	Heavy Civil: 0	w/ASSP: 0
Total:	<u>\$2,190,793,220</u>			

Current number of Certified Agencies: 16

Year to Date Alternative Subcontractor Selection Applications approved: 7

Types of ASSP Requested:

- EC/CM 3
- MC/CM 1
- MC/CM Plumbing 2
- Mass Timber Structural System 0
- Maintenance & Specialty Equipment 1

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PRC Member Attendance 2022:

Member Attendance	2022							
	12/1	9/23	9/22	7/28	6/23	5/26	3/24	1/27
Agoes, Eza	X	X	X	X	X	X	X	X
Apiafi, Ato	X	X	X	X	X	X	X	X
Barnhart, Becky	X	X	X	X		X	X	X
Beaudine, David	X	X	X	X		X	X	X
Blue, Alexis	X	X	X	X		X	X	X
Boyd, Kurt	X	X	X	E	E	X	X	X
Buckley, Timothy	E	X	X	X	O	X	X	X
Davies, Mallorie	X	E	X	E	X	X	E	
Dilbert, Kyle	X	X	X	E	X	X	X	X
Doster, Marvin	X	X	X	X				
Dugan, Jim	X	E	E	X		X	X	X
Golden, Thomas	X	X	X	X	X	X	X	X
Gonzalez, Jeff	X	X	X	X	X	X	X	X
Hamilton, Cory	X	X	X	X		E	X	X
Harris, Sherry	X	X	X	X	X	X	X	X
Holecek, Brian	X	E	E	X	X	X	X	X
Johnson, Dave	X	X	X	X	X	X	X	X
Jurgensen, Jeff (Chair)	X	X	X	X	X	X	X	X
Kolb, Karl	X	X	X	X		X	E	X
McCluskey, Art	X	X	X	X	X	X	X	X
Murphy, Jessica	X	E	X	X		X	X	X
Natta, Jeannie	E	X	X	X		X	X	X
Pelitteri, Mike	X	X	X	X		E	X	X
Riley-Hall, Linneth	X	E	X	X		X	X	X
Schiantarelli, Vicky	X	X	X	X				
Shinn, Mike	X	X	X	X	X	X	X	X
Song, Young-Sang	X	X	X	X	X	X	X	
Sweeney, Louise	X	X	X	X	X	X	X	X
Talcott, David	X	O	E	E	X	X	X	X
Thomas, Tim	E	X	X	X	E	X	E	X
Twohig, Kyle (Vice Chair)	X	X	X	X		X	X	X
Wilton, Taine	X	X	X	X	X	X	X	X

	Not Scheduled
O	No Show/Unexcused
E	Excused Absence