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January 31, 2023

VIA EMAIL

Capital Projects Advisory Review Board  
Engineering & Architectural Services  
Washington Department of Enterprise Services  
1500 Jefferson Street SE  
Olympia, WA 98504

Re: Project Review Committee Construction Manager Representative - Letter of Interest

To Members of the Selection Committee,

I am respectfully submitting my letter of interest to serve on the Project Review Committee, as the Construction Manager Representative. Through my relationships with several past and present PRC members, I understand that to serve on the committee is a rewarding opportunity, both personally and professionally. I have considerable GC/CM and Design-Build experience, and I feel that I can apply that knowledge to the PRC. I understand and willingly accept the obligation to serve for a three-year term on the Committee. With the recent turnover and the influx of newer members I do believe we need to keep some longer serving members for another term to provide guidance and mentor assignments for newer members.

I want to address my last terms as a member of which I have served as Vice Chair and Chair which have been very productive. I believe we, as a committee, have made huge improvements during my term as Chair with Kyle Twohig as Vice Chair. These changes are all in the efforts to improve how the PRC operates and represents itself to the public, and they are continuous improvement opportunities. I wanted to point out that none of this is possible without Talia.

1. Recommended and implemented we only identify name and stakeholder group we represent. No longer introduce company names.
2. Recommended and implemented the Mentor/Mentee program where we assign and track and continuously monitor mentors/mentees to help grow our group strengths and provide them confidence in being a committee member.
3. Recommended and implemented questions being sent to panel chairs along with Talia. This is to help Talia not have to interpret what is being asked.
4. Recommended and implemented the process of No Longer Allowing applicants to advertise for GC/CM or PDB projects prior to receiving PRC approval to use the process.
5. Led a review and update of the By-Laws.
6. Led a review and update of the position descriptions of PRC positions.



7. Serve as PRC member on the CPARB Board Development Committee
8. Recommended and started the training programs for entire committee. We had the Asst. Attorney General give training on conflicts and public meetings. We need to continue looking for opportunities to train.

**Work Address and Contact information:**

Name and title: Jeffrey C. Jurgensen, DBIA, CCM, PMP, CPE, AVS  
Sr. Vice President  
Company: OAC Services, Inc.  
Work Address: 1717 S. Rustle St., Suite 105, Spokane, WA 99224  
Cell Phone: 509.290.9239  
Work email: jjurgensen@oacsvcs.com

**Relevant experience which highlights my skills, background or special knowledge in alternative public works methods per RCW 39.10 include:**

I possess extensive, collaborative, capital program and project management experience in the public and private sector. As an experienced Washington State GC/CM and Design-Build practitioner, I oversee multiple program and project/construction management engagements, serving as the Owner's Representative or Senior Program/Project Manager on all phases of capital projects. For new or modernized capital improvement projects, I have successfully completed more than \$600 million in the K-12, Higher Education, City/Municipal markets on time and within budget.

My Washington State alternative public works contract delivery experience includes twelve K-12 facilities, five higher education (GC/CM Pilot) projects, one critical access hospital GC/CM, and six Design-Build major capital projects. The Design-Build experience includes one K-12 facility on the Colville Indian Reservation.

**Current and past relevant Washington State ID/B and GC/CM) experience:**

**GC/CM Experience (only a small representation of projects)**

**Washington State University (WSU)** - Project Manager for WSU's five GC/CM pilot projects on their Pullman, Spokane and Vancouver campuses. I assisted WSU in the selection of the GC/CM throughout the MACC negotiation and into construction administration. The projects included the Health Sciences Building in Spokane, WA; White Hall Building, Teaching & Learning Center Building and Student Recreation Center Building in Pullman, WA; Engineering Life Sciences Building in Vancouver, WA.

**Central Valley School District** - Program Manager for the Central Valley School District's \$225 million capital bond construction program. The program consists of eleven projects, of which seven were GC/CM. I led the development of the GC/CM program for five of the projects, starting with the A/E selection, continuing through the GC/CM selection and into the GMP negotiations and construction. This was followed up with a \$185 million bond and additional GC/CM projects.



**Spokane International Airport (SIA)** - GC/CM Resource for the \$10 million SIA Security Improvement Project. This is the first GC/CM project SIA has attempted. I am the resource to the owner. A successful project delivery will shape how SIA contracts work in the future. The project involves improvements to the exterior facility security, flight information display (FIDS), baggage information display (BIDS) throughout the interior, and technology infrastructure upgrades throughout the interior of the facility. They are now doing their largest project in history, the TREX project, using GC/CM

**D/B Experience (only a small representation of projects)**

**City of Spokane** - Senior Project Manager for the Spokane's first alternative delivery project. A \$15 million, Design-Build, Central Service Center combines three departments (solid waste, fleet and maintenance) into one facility. It also incorporated one of the first compressed natural gas facility in the region. I led and facilitated the pre-programming, project budget, managed the Design-Build RFQ/RFP procurement, and assisted on the GMP contract negotiations with the Design-Builder.

**Washington State University (WSU)** - Senior Project Manager for WSU's \$25.5 million Design-Build Northside Residence Center. The first Design-Build project undertaken by WSU on their Pullman campus. I was the Owner's Representative, and worked with a project team to develop the program, managed and worked on the Design-Build RFQ/RFP procurement, and participated in negotiating the GMP. Since then we have led WSU in multiple PDB projects to assist in setting their program up in early years.

**City of Liberty Lake** - Senior Project Manager for the City's \$12 million Design-Build Town Square. The first Progressive Design-Build project in Spokane. I served as the Owner's Representative for the City. I led the project team to develop the program, managed the Design-Build RFQ/RFP procurement will negotiate the GMP. The bond was subsequently defeated and has not been rerun as of 8/2018. This was followed up with the recent approval and completion of the Trailhead Golf Course, which was a \$10 million driving range and club house replacement.

**Spokane Valley Fire Department** – PIC for all their recent Progressive Design Build Projects. This was their first projects using alternative delivery. Station replacement, maintenance facility and will use it on upcoming projects that fit the method.

**Grant County PUD** – we were selected to assist the PUD with their largest building program of \$350 million which is just beginning. We are putting together our PRC applications now for service centers and administration building to use Progressive Design Build as the delivery model.

**Background**

**Education:**

B.A., Finance, Washington State University, 1991

B.S., Construction Management, Washington State University, 1997

**Registrations:**

Registered Licensed Construction Manager, State of Idaho, 2007. License# 16928



**Accreditations:**

Certified Construction Manager (CCM), (CMCI Id.# A1214), Construction Management Association of America, 2007.  
Certified Design Build Professional (DBIA), Design Build Institute of America, 2013.  
Certified Professional Estimator (CPE), American Society of Professional Estimators, 2001.  
Lifetime status: 2014.  
Associate Value Specialist (AVS), SAVE, 2001.  
Project Management Professional (PMP), Project Management Institute, 2001.

**References:**

Olivia Yang (Current CPARB member), Associate Vice President  
Washington State University – Pullman WA  
[Olivia.yang@wsu.com](mailto:Olivia.yang@wsu.com) | (509) 335-9024

Vince Campanella (Former CPARB member & current DBIA Board Member), Vice President  
Lydig Construction - 11001 E. Montgomery Drive Spokane Valley, WA 99206  
[vcampanella@lydig.com](mailto:vcampanella@lydig.com) | (509) 534-0451 | (509) 879-6771

Robynne Thaxton (Current CPARB member), Owner  
Thaxton | Parkinson Attorneys – Seattle WA  
[robynne@thaxtonpark.com](mailto:robynne@thaxtonpark.com) | (206) 909-5290

Mike Shinn (Current PRC & CPARB member), Owner  
Shinn Mechanical – Seattle WA  
[mikes@shinnmech.com](mailto:mikes@shinnmech.com) | (206) 510-9660

Kyle Twohig (Current PRC Vice-Chair), Public Works Director  
Spokane County – Spokane WA  
[ktwohig@spokanecounty.org](mailto:ktwohig@spokanecounty.org) | (509) 904-5790

Thank you for the opportunity to submit my letter of interest as a member of the Project Review Committee. If you have any questions I can be reached at [jjurgensen@oacsvcs.com](mailto:jjurgensen@oacsvcs.com) or 509.290.9239.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Jurgensen', with a long horizontal line extending to the right.

Jeff Jurgensen  
Associate/Sr. Project Manager  
OAC Services