

Capital Projects Advisory Review Board
PROJECT REVIEW COMMITTEE
 September 28, 2023

Virtual Meeting via ZOOM

Members Attending:

Jessica Murphy, Owner - Counties (<i>Vice Chair</i>)	
Eza Agoes, Owner Transportation	Karl Kolb, Design Industry - Engineers
Becky Barnhart, Design Industry - Architects	Art McCluskey, Owner General Public
Alexis Blue, Higher Education	Jeannie Natta, Owner – Higher Education
Mallorie Davies, Construction Trades Labor	Ron Paananen, Design Industry - Engineers
Kyle Dilbert, Owner Ports	Catina Patton, Minority/Women-Owned Business
Jim Dugan, Construction Managers	Mike Pellitteri, Specialty Subcontractors
Thomas Golden, Design Industry - Architects	Linneth Riley Hall, General Owners
Jeff Gonzalez, Owner – State DES	Vicky Schiantarelli, Disadvantaged Businesses
Cory Hamilton, Owner – Public Hospitals	Young Sang Song, Disadvantaged Businesses
Brian Holecek, General Contractors	Kevin Thomas, Construction Trades Labor
Dave Johnson, General Contractors	Anthony Udeagbala, Minority/Women-Owned Business
Jeff Jurgensen, Construction Managers	Taine Wilton, Owner – School Districts

8:00 am BUSINESS MEETING

Chaired by Jessica Murphy – Full Committee of 21 members with 12 members absent.

- New Member Q&A/Mentoring/Onboarding Update
 - Newest member, Traci Brewer-Rogstad from Renton School District, was unable to attend, but the committee acknowledged her appointment to the Owner-Higher Education position replacing Louise Sweeney.
- Training Opportunities Discussion
 - The CPARB Education Connections Committee has been working on collecting available training resources. A PDF called *‘Training Resources for Public Works’* has been developed out of the available training resources shared with CPARB, and has been posted the PRC and CPARB homepages. All PRC members are asked to review the document and send any additional information to the PRC inbox (PRC@des.wa.gov) for inclusion into this document.
 - Users can access this document via the web or download it.
- 2024 Meeting Dates: 1/25, 3/28, 5/23, 6/27, 7/25, 9/26, 12/5
 - Committee approved all 7 proposed meeting dates for 2024, including 6/27 for overflow to keep the May and July meetings manageable.
- CPARB Update
 - The PRC recommendation to update the ASSP best practices merited CPARB discussion, and the GC/CM Committee chair shared there is a chapter in their draft GC/CM Best Practices document where the updates will be incorporated. Chair Twohig will forward the names and contact information of the PRC members interested in assisting to Nick Datz who is the chair of the GC/CM committee.
- The committee discussed recusals and review of bylaws; Jim Dugan agreed to lead a small work group to develop recusal best practices with support from Taine, Art, Tony, and Ron. Brian and Jessica shared their willingness to fill in and contribute if needed.

**9:00 am TACOMA SCHOOL DISTRICT DESIGN-BUILD
 - Recertification**

Review Chair: Jessica Murphy; Full Committee of 19 members present. Jim Dugan recused, and 13 members absent.

- 4th largest school district in Washington with 30,000 students and 5,000 employees serving Pre-K through 12th grade.
- Public Body consistently meets or exceeds equity and inclusion project goals.
- Public Body has successfully completed multiple DB Projects, has 10 DB projects in process, and several projects in the planning stage.
- Lessons Learned:
 - Choose Design-Build team carefully.
 - Trust and empower the chosen Design-Build team.
 - A good general contractor or GC/CM contractor doesn’t always make for a good design-Build contractor. The latter must have more of a “developer” approach to scope within budget.
 - The Design-Build project manager is a crucial role.

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

September 28, 2023

- Not every design team understands or is comfortable with the subordinate role they play to the Design-Build contractor.
- “Fast-tracking” of a project saves significant time and money and offers better accountability for the “public dollar”.
- Bundling of projects keeps the Design-Build contractor pool engaged and interested.
- The Design-Build delivery method offers a better opportunity to meet or exceed the district’s inclusion goals.
- Public Body meets RCW certification criteria.

Public Comments: *No Public Comment*

Deliberation:

The panel felt this was an excellent presentation and will add to future business meeting discussions on examples for other owners to reference. The Lessons Learned are well articulated, this application was well researched and is a good example of how to set and meet inclusion goals. This applicant has a well-established data collection process and many panel members look forward to future projects to see how they continue to evolve.

Conclusion:

Linneth Riley Hall made the motion to approve the DB Certification application and Kevin Thomas seconded the motion. Unanimous Approval 19/19

10:30 am CHELAN COUNTY PUD – PROGRESSIVE DESIGN-BUILD *- Power Transmission Lines Program – Phase 1 Bundle Project*

Panel Chair: Brian Holecek

Panel: Becky Barnhart, Jeff Gonzalez, Cory Hamilton Karl Kolb, Catina Patton, Linneth Riley Hall, and Kevin Thomas

- Project Cost: \$44.6M
- 15-year transmission line and substation program project bundle has 3 components:
 - *Reconstruction of transmission lines required for system upgrades;* Some of these transmission lines are at, or near, capacity and require reconstruction to provide service for increased load demands and to meet current electrical standards.
 - *Relocation of transmission lines required for municipal projects;* There are three known, major municipal projects that are beginning the design process for new roads and the widening/realignment of existing roads. Each of these projects will require the relocation of major sections of transmission infrastructure to accommodate the projects.
 - *New Transmission lines to support the substation buildout program;* Each of the substations identified in the substation program will require a corresponding new section of transmission line to be constructed to provide power to the facility. This application includes a bundle of four new transmission lines that are related to the new substation construction.
- Applicant currently plans to fund the projects in the Power Transmission Line Program with cash reserves, debt funding, bond financing and funds provided by future interconnection customers.
- Project team is experienced and augmented with consultants with extensive PDB.
- Project meets all RCW requirements.

Public Comments:

Luke Loder, *Vice President of Operations with Potelco*. Potelco is a regional local utility contractor. He wanted to address the team and the group involved and express their support for this progressive Design-Build model that Chelan is pursuing. They have maintained a partnership with Chelan the utility community and the rate payers over the last 40 years. Potelco specifically, has several years of experience performing progressive Design-Build work and contracts with other local utilities and PUDs in the area. Currently they are contracted with Grant County, PUD. Potelco believes that the progressive Design-Build model brings the best value to the rate payers, the PUD, and the communities through efficiencies, collaboration, project development and execution.

Deliberation:

Panel members expressed appreciation to the PUD for considering completing a Design-Build project before considering applying for certification. Owner has surrounded themselves with consultants who have extensive DB experience and have expressed interest in further educating their team. Their outreach efforts could use some creativity since they are in a depressed area. They could benefit from setting inclusion goals and pay closer attention to their budget.

Conclusion:

Jeff Gonzalez made the motion to approve the project application and Becky Barnhart seconded the motion.

Unanimous Approval 8/8

11:00 am CHELAN COUNTY PUD – PROGRESSIVE DESIGN-BUILD

- Substations Program – Phase 1 Bundle Project

Panel Chair: Jeff Gonzalez

Panel: Alexis Blue, Thomas Golden, Karl Kolb, Vicky Schiantarelli, Kevin Thomas, Anthony Udeagbala, and Taine Wilton

- Project Cost: \$61.9M
- 15-year substation and transmission line program includes two main components:
 - *Construction of new substations to support electrical load growth within Chelan County;* some existing substations are at/near capacity and requires construction of new substations to meet increased load.
 - *Substations required for interconnection customers;* dedicated substations for interconnected customers to supply power to or distribute electricity from their connected facilities.
- Applicant currently plans to fund the projects in the Power Transmission Line Program with cash reserves, debt funding, bond financing and funds provided by future interconnection customers.
- Project team has experience and is augmented with consultants with extensive PDB experience.
- Project meets all RCW requirements.

Public Comment:

Craig Davis Sr. Vice President of Potelco. They are Northwest Utility contractor, based in Sumner, Washington. They have over 40 years of experience working with Chelan PUD, and feels they are a terrific organization who are great to work with and he supports their application. Potelco has extensive experience with the progressive Design-Build model and are currently under contract with Grant County PUD on a similar project. Additionally, as a customer of Chelan PUD he feels the benefits of a well-managed progressive Design-Build project brings to the customers if of high value.

Deliberation:

The panel was impressed with the presentation. Realizing the challenges of the location of the project, it could still be possible to develop a mentor\protégé arrangement with local contractors to help build up the local diverse and small businesses.

Conclusion:

Kevin Thomas made the motion to approve this project application and Anthony Udeagbala seconded the motion.

Unanimous Approval 8/8

12:00 pm LUNCH BREAK

12:30 pm KITSAP COUNTY – GC/CM

- CKTP Solids and Liquid Hauled Waste Upgrades Project

Panel Chair: Art McCluskey

Panel: Mallorie Davies, Cory Hamilton, Dave Johnson, Jessica Murphy, Kevin Thomas, and Catina Patton

- Project Cost: \$80.4M
- The age of the existing equipment, the steady increase in use, and changing permit conditions, the facilities are currently experiencing capacity, operational, and performance issues.
- It will be necessary to construct a replacement maintenance facility to provide a location for new anaerobic digestion. A lack of redundancy also constrains routine maintenance and emergency operations.
- Current funding covers the cost for professional services, demolition of the maintenance building, temporary housing of maintenance staff and the pre-purchase of long lead time equipment. The county is currently

Capital Projects Advisory Review Board
PROJECT REVIEW COMMITTEE
September 28, 2023

developing a funding strategy to pursue federal and state grants, and any project needs not financed by grants will be funded by bonds.

- Project meets RCW requirements.

Public Comment: *No Public Comments*

Deliberation:

The project meets the GC/CM criteria, applicant should make sure the RFQ clearly states that funding is not yet secured, and due to the limited experience of the owner-team, the panel recommends reaching out to other GC/CM project owners within WA for assistance in identifying the nuances of WA GC/CM vs how other states use it.

Conclusion:

Dave Johnson made the motion to approve this project application and Mallorie Davis seconded the motion.
Unanimous Approval 7/7

1:30 pm **EDMONDS SCHOOL DISTRICT – PROGRESSIVE DESIGN-BUILD**
- Montlake Terrace High School HVAC Replacement Project

Panel Chair: Dave Johnson

Panel: Eza Agoes, Kyle Dilbert, Jim Dugan, Jeannie Natta, Ron Paananen, Linneth Riley Hall, and Young Song

- Project Cost: \$10M
- Full replacement of the heating system, adding ducted ventilation and air conditioning new energy-efficient heating, ventilating, and air conditioning systems. The heating and ventilation systems are more than 30 years old and beyond their useful life.
- Project is fully funded by the 2021 Levy passed in April 2021.
- Project team is trained and augmented to ensure full support for the district's first DB project.
- Project meets all RCW requirements.

Public Comment: *No Public Comment*

Deliberation:

It was good to have an applicant willing to try something new. Staff augmentation will help move them into success. Choosing a small-ish project for a first Design-Build will help them explore the opportunities for success. This applicant has exceptional budget management experience with GC/CM and should help them as they explore DB.

Conclusion:

Jim Dugan made the motion to approve this project application and Linneth Riley Hall seconded the motion.
Unanimous Approval 8/8

2:30 pm **WA STATE DEPARTMENT OF TRANSPORTATION – PROGRESSIVE DESIGN-BUILD**
- Thurston & Grays Harbor Counties Removal of Fish Barriers Project

Panel Chair: Jeff Jurgensen

Panel: Eza Agoes, Becky Barnhart, Alexis Blue, Mallorie Davies, Kyle Dilbert, Young Song, and Anthony Udeagbala.

- Project Cost: \$456.6M
- Project bundle of 19 out of 413 injunction fish barriers identified in March 2013 requiring WSDOT to correct fish barrier culverts with fish passable structures opening 90% of the upstream fish habitat by the year 2030.
- Project will include right of way acquisition, streambed grading, restoration of fish habitat, roadway construction, drainage, traffic safety elements such as guardrail and barrier, landscaping, retaining walls, and maintenance of traffic.
- Team is highly qualified with established design and construction oversight.
- Project is fully funded as part of the WSDOT Fish Passage Program
- Project meets RCW requirements.

Public Comment: *No Public Comment*

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

September 28, 2023

Deliberation:

WSDOT is a large agency so there was a general expectation that they would have more detailed inclusion data and would be using the appropriate amount of contingency even though neither was 100% clear in this application.

Conclusion:

Young Sang Song made the motion to approve this project application and Anthony Udeagbala seconded the motion.

Unanimous Approval 8/8

3:30 pm ADJOURN

Guests:

Aldridge, Morris; Tacoma School District	Lawver, Alicia; Tacoma School District
Amundsen Barnkow, Grace; WSDOT	Lee, Kristin
Anderson, Maggie; Parametrix	Lege, Alex; PCS Structural Solutions
Aske, Brian; DBIA NW	Lemay, Caroline; City Architecture
Bargenda, Marc; Edmonds School District	Loder, Luke; Potelco NW Utility Services
Bayne, Jackie; WSDOT	Luedeman, Jeff; Integras Architecture
Beyer, Lance; Chelan County PUD	Martin, Nick; Construction Manager Kitsap County
Bickford, Brett; Managing Director Chelan County PUD	Mayer, Erin; Absher Construction
Blank, Kendall	McGavock, Michael; McGranahan
Bowers, Laura; Manager D&C, Edmonds School District	Moon, Dean
Burgess, Anthony; Kitsap County	Nelson, Andrew; Director Kitsap County Public Works
Chou, Nick	Nelson, Michael
Christopher, Chris; Director WSDOT	Nolan, Laura; HDR Engineering
Churchill, Paul; Abbott Construction	Peterson, Todd; Mortenson
Cody, Dan; Senior Construction Manager Parametrix	Pflaumer, Aaron
Conlen, David; GeoEngineers	Pond, Katie; PIC, Hutteball & Oremus Architecture
Count, Katie; Chelan County PUD	Ramsey, Scott; KMB Architects
Curtin, Jessica; Abbott Construction	Rosen, Corrie; Mahlum Architects
Davies, Mallorie - 1360*803	Rundquist, Brad; Hensel Phelps
Davis, Craig; Potelco NW Utility Services	Sachs, Loretta
Dean, Mara; Mahlum Architects	Sammet, Jim; Procurement Manager WSDOT
DeGooyer, Laura; CPM, Lake WA School District	Seinval, Amy
Dinh, Anna; Lydig Construction	Shannon, MaryLou; WSDOT
Dobyns, Bill; CBRE Heery	Sheridan, Chris; Utility Construction Mgr, Kitsap County
Dugan, John	Spoelstra, Michoan; Absher Construction
Elliott, Travis; SMART Local 66	Staples, Andrew; HDR Engineering
Estrada, Cheri; Tacoma School District	Tackett, Bethany; Forma Construction
Everson, Marc; Abbott Construction	Thaxton, Robynne; Thaxton Parkinson, LLC
Greene, Andrew; Perkins Coie	Thomsen, Will; Edmonds School District
Hall, Casey; Chelan County PUD	Tucker, Davie; Kitsap County Public Works
Hamilton, Joshua; Sound Transit	Vakarcs, Stella; Kitsap County Public Works
Hansen, Tansy; Sr. PM, Lake WA School District	Voss, Guy; HDR Engineering
Harding, Paul; Granite Construction	Wallace, Graehm; Perkins Coie
Heath, Luke; Structural Engineering	Westerlund, Kate; Hensel Phelps
Heilweil, Melissa; Lake WA School District	Wickel, Steve
Henderson, Shelly	<i>Unidentified:</i>
Hill, Tegan; Bassetti Architects	<i>154*482</i>
James, Sharon	<i>Chuck</i>
Jamieson, Liz	<i>irma.dore</i>
Jensen, Todd; HDR Engineering	<i>Laura iPhone</i>
Keeth, Jon; WSDOT	<i>R, Michael</i>
Kent, Bill; Mortenson Construction	<i>Todds iPad</i>

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

September 28, 2023

Guests:

Key, Earl; Sr Director Transportation WSDOT	<i>WSDOT</i>
Kim, Debbie	<i>Zoom User</i>
Klein, Mica; Perkins Coie	

Total Project Approvals for September 28, 2023:

- 1 Design-Build Recertification
 - 4 Design-Build projects totaling \$573,145,000
 - 1 GC/CM project totaling \$ 80,400,000
- Total for September: \$653,545,000**