

**Project Review Committee  
Chair Report to CPARB**

December 14, 2023

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**PRC HYBRID MEETING NOVEMBER 30, 2023**

Kyle Twohig, Chair & Jessica Murphy, Vice Chair

**8:00 am BUSINESS MEETING – FULL COMMITTEE**

- CPARB update
  - GC/CM Best Practices The GC/CM Best Practices document has been in process of development for the last 3 years and is expected to be available in the spring of 2024. The PRC will be asked to do a thorough review of the draft prior to final publication. This will allow for feedback on the ASSP section.
  - When this document is ready for PRC review, Talia will send it or a link to it out to the Committee.
  - The Education Connections Committee asked the PRC to review the Training Resources document on the PRC Homepage. If there are training resources that are not included that members feel would benefit the construction community, please forward a link to the resource to Talia and she will have the ECC review it for inclusion.
- PRC Panel Reviews – RCW 39.10 has very specific criteria to evaluate applications. All of the score sheets are based on that criterion. There has been criticism that the PRC as a whole has begun to stray away from that criterion during reviews. It is important that all members be cognizant of the need to stay within the PRC's statute of responsibility. PRC members who are not part of the review panel can make public comment providing they are clear that they are not commenting as a panelist and only as a member of the public.
- Alternative Subcontractor Selection Process Discussion per trade – There have been questions from some Owners and members of the GC/CM Best Practices Committee regarding the approval of ASSP by Trade. The current practice is to approve them by Trade. If the owner can demonstrate that they understand ASSP and there are components of their project that can benefit by using ASSP, why are we expecting them to identify exactly which components at the time of application. There is no statutory requirement to identify them individually. The question would be, "Does using ASSP make sense to the project?" The Committee could reevaluate the process and consider options to streamline the process.

**9:00 am ISLAND TRANSIT – DESIGN-BUILD**

*- Island Transit Hydrogen Infrastructure Project*

**Review Panel:** Tim Buckley, Mallorie Davies, Cory Hamilton, Gina Hortillosa, Dave Johnson, Ron Paananen, Catina Patton, Kyle Twohig

- Project Cost: \$8.8M
- Island Transit is committed to decreasing its reliance on fossil fuels and reducing carbon emissions with a goal to reach 100% zero-emissions bus fleet by 2040.
- Hydrogen fueling infrastructure which will include all necessary equipment including an onsite 10,000-gallon capacity Hydrogen storage tank, vaporizers, cryogenic pumps, and dispensers.
- Public Body has adopted WSDOT's DBE goal setting methodology and have a goal of 4.8% for this project.
- Project meets RCW certification criteria.
- Funding is secured through state and local funding.
- Unanimous Approval 8/8

**10:00 AM WESTERN WASHINGTON UNIVERSITY – PROGRESSIVE DESIGN-BUILD**

*- Student Development & Success Center Project*

**Review Panel:** Cory Hamilton, Art McCluskey, Jeannie Natta, Ron Paananen, Catina Patton, Traci Rogstad Brewer, Tim Thomas

- Project Cost: \$54M
- Build a new Student Development & Success Center of approximately 40,000 GSF on Western's south campus.
- Project funding includes state appropriations, and institutional funds.
- Project team is experienced and augmented with consultants with extensive PDB.

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- Project meets all RCW requirements.
- Unanimous Approval 7/7

#### **11:00 AM BENTON COUNTY – PROGRESSIVE DESIGN-BUILD** *(will attend virtually)* *- Justice Center HVAC Upgrades Project*

**Review Panel:** Alexis Blue, Tom Golden, Gina Hortillosa, Dave Johnson, Vicky Schiantarelli, Lance Thomas, Kyle Twohig, Tony Udeagbala

- Project Cost: \$10.4M
- The 275,000 sf Justice Center facility was constructed in 1983 and expanded in 2001, includes both Court & Detention Operations for the entire county, and must meet the Clean Buildings Act standards by June of 2026. Critical updates to the HVAC infrastructure is reaching the end of its useful life and must be upgraded. Upgrades include replacing/retrofitting air handling units, updating/modernizing the Building Automation and Controls System (BACS), and installing a central chilled water system.
- Funding is already secured.
- Project team has experience and is augmented with consultants with extensive PDB experience.
- Project meets all RCW requirements.
- Unanimous Approval 8/8

#### **12:30 PM PORT ANGELES SCHOOL DISTRICT – GC/CM** *- Stevens Middle School Renovation Project*

**Review Panel:** Traci Brewer-Rogstad, Jim Dugan, Tom Golden, Linneth Riley Hall, Kevin Thomas, Lance Thomas, Tony Udeagbala, Taine Wilton

- Project Cost: \$70.9M
- The existing Stevens Middle School does not meet current educational and security standards due to its age and design.
- Project will increase student capacity from 600 to 950 students, include an 87,000 sf addition after demolition of 44,000 sf off the current building, include modernization of 23,000 sf of the PE & athletics building, and will include extensive sitework involving construction of additional parking, sidewalks, landscaping, utility re-routing, and a new field.
- Funding secured through a combination of voter-approved Levy from 2020 and SCAP funding.
- Project team is highly qualified and experienced.
- Project meets RCW requirements.
- Unanimous Approval 8/8

#### **2:30 pm PULLMAN REGIONAL HOSPITAL – GC/CM** *(will attend virtually)* *- Patient Care Expansion Project*

**Review Panel:** Kyle Dilbert, Jim Dugan, Karl Kolb, Jessica Murphy, Vicky Schiantarelli, Traci Rogstad Brewer, Mike Shinn, Kevin Thomas

- Project Cost: \$30M
- Facility has outgrown existing physical space and expansion will provide approximately 40,000 square feet of additional space, medical equipment and renovation of existing space.
- Construction site is an essential facility and must remain in operation during construction.
- Team is highly qualified.
- Project is fully funded via passage by voters for \$27.5M and remaining funds will come from general funds.
- Project meets RCW requirements.
- Unanimous Approval 8/8

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**3:30 pm CITY OF TACOMA/TACOMA WATER – PROGRESSIVE DESIGN-BUILD**  
*- Tacoma Water New Warehouse/Shops Building Project*

**Review Panel:** Alexis Blue, Gina Hortillosa, Jessica Murphy, Mike Shinn, Young Sang Song, Kevin Thomas, Kyle Twohig, and Anthony Udeagbala

- Project Cost: \$17M
- Construct a new, 38,000 sf warehouse/shops building which will be located on the existing site and will be constructed while the current warehousing and shop operations continue to function in the existing building.
- Team is highly qualified with established design and construction oversight.
- Project is funded through a combination of bonds, low-interest loans, and capital and operating reserved.
- Project meets RCW requirements.
- Unanimous Approval 8/8

**Total Project Approvals for November 30, 2023:**

• 4 Design-Build projects totaling	\$ 90,214,253
• Alternative Subcontractor Selection Applications Reviewed: <u>0</u> totaling	\$ 0
• 2 GC/CM projects totaling	<u>\$ 101,000,000</u>
<b>Total for May:</b>	<b>\$ 191,214,000</b>

**Statistics:**

**Year to Date Total project Approvals:**

DB:	\$1,512,938,115	Traditional DB: <b>0</b>	Progressive DB: <b>20</b>
GC/CM:	\$1,681,631,000	Approved Proj: <b>23</b>	Heavy Civil: <b>1</b> w/ASSP: <b>4</b>
Total:	<u><b>\$3,194,569,115</b></u>		

**Current number of Certified Agencies: 15**

**Year to Date Alternative Subcontractor Selection Applications Approved: 17**

Types of ASSP Requested:

• EC/CM	6	Cost: \$86.7M
• MC/CM	6	Cost: \$72.2M
• Baggage Handling System	1	Cost: \$35M
• Glazier	1	Cost: \$3.5M
• Specialty Tank Coatings	1	Cost: \$4M
• Kitchen Equipment Contractor	1	Cost: \$6.5M
• Earthwork/Site Improvements	1	Cost: \$7.3M
		<b><u>Total: \$215.2M</u></b>

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PRC Member Attendance 2023:

Member Attendance	2023								
	11/30	9/28	7/27	6/22	5/25	3/24	3/23	1/27	1/26
Agoes, Eza	E	x	x	x	x		x	x	x
Barnhart, Becky	E	x	x	x	x		x		x
Blue, Alexis	x	x	x	x	x	E	E	x	x
Brewer-Rogstad, Traci	x	E							
Buckley, Timothy	x	E	x	x	x		E		x
Davies, Mallorie	x	x	E	O	x	x	O	E	E
Dilbert, Kyle	x	x	x	O	x	x	x	E	E
Doster, Marvin	E	E	x	E	x		x	x	x
Dugan, Jim	x	x	x	x	x	x	x	x	x
Golden, Thomas	x	x	x	x	x	x	x		x
Gonzalez, Jeff	E	x	x	x	x		x		x
Hamilton, Cory	x	x	x	x	x	x	x	x	x
Holecek, Brian	x	x	x	x	x	E	O	x	x
Hortillosa, Gina	x	E	x						
Johnson, Dave	x	x	x	x	x		x	x	x
Jurgensen, Jeff	E	x	O	x	x		x	x	x
Kolb, Karl	x	x	x	x	x		E	E	E
McCluskey, Art	x	x	x	x	x		x	x	x
Murphy, Jessica (VC)	x	x	x	x	x	x	x	x	x
Natta, Jeannie	x	x	E	x	x	x	x		x
Paananen, Ron	x	x	x						
Patton, Catina	x	x	x						
Pellitteri, Mike	E	x	x	x	x	x	x		x
Riley-Hall, Linneth	x	x	x	x	x		x	x	x
Schiantarelli, Vicky	x	x	x	x	x		x	x	x
Shinn, Mike	x	O	x	x	x		x	x	x
Song, Young-Sang	x	x	x	x	x	x	x	x	x
Thomas, Kevin	x	x	E	x	x		x		x
Thomas, Lance	x	E	x						
Thomas, Tim	x	E	x	x	E		x		x
Twohig, Kyle (Chair)	x	E	x	x	x	x	x		x
Udeagbala, Anthony	x	x	x						
Wilton, Taine	x	x	O	x	E		x	x	x

	Not Scheduled
O	No Show/Unexcused
E	Excused Absence