

Capital Projects Advisory Review Board

**PROJECT REVIEW COMMITTEE**

January 28, 2021

**Minutes**

*Virtual Meeting via ZOOM*

**Members Attending:**

Mike Shinn, Specialty/Subcontractors ( <i>PRC Vice Chair</i> )	
Ato Apiafi, Minority/Women Businesses	Dave Johnson, General Contractors
Becky Barnhart, Design Industry – Architects	Jeff Jurgensen, Construction Managers
David Beaudine, Construction Managers	Karl Kolb, Design Industry – Engineers
Kurt Boyd, Specialty/Subcontractors	Art McCluskey, Owner – General Public
Timothy Buckley, Private Sector	Jessica Murphy, Owner – Counties
Kyle Dilbert, Owner – Ports	Mark Ottele, General Contractors
Quinn Dolan, General Contractors	John Palewicz, Owner – Higher Education
Jim Dugan, Construction Managers	Mike Pellitteri, Specialty/Subcontractors
Thomas Golden, Design Industry – Architects	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
Michelle Helmholz, Construction Trades/Labor	Kyle Twohig, Owner – Cities
Brian Holecek, General Contractors	

**8:00 am BREMERTON SCHOOL DISTRICT, DESIGN-BUILD PROJECT**  
*– WEST SOUND TECHNICAL SKILLS CENTER IMPROVEMENTS*

**Panel Chair:** David Beaudine

**Panel Members:** Kurt Boyd, Tim Buckley, Tom Golden, Sherry Harris, Louise Sweeney, David Talcott

**Presentation:**

- \$82.6 M Total Project Budget
- Expansion and renovation of original 70,000 sf facility built in 1977. Total improved area will be 120 K sf to house up to 14 technical academic programs.
- Project Team has great depth of experience and qualifications in DB and other Alternative Project Delivery methods.
- Project meets RCW requirements for DB

**Public Comment:**

**Brian Aske with DBIA NW and Lease Crutcher Lewis.** He encourages the PRC to approve this application. He feels this project is a great fit for DB.

**Brian Gormley with Cornerstone General Contractors.** Cornerstone has worked with members of the District’s team and is confident the benefits of using DB will be achieved and the project goals will be met. They are in support of the PRC’s approval of this project.

**Bill Dobyms with Lydig Construction and a member of CPARB.** He is in support of this project and delivery method.

**Margot van Swearingen with Skanska USA Building.** They have worked with Sydney and Robin in the past on a similar project. Both were key to navigating the complicated moves that needed to be made, maintaining the budget and schedule while keeping everyone focused and moving forward. This enabled them to deliver the project on time and on budget. They feel the team is poised to be perfect for this project and highly recommend the approval of this application.

**Deliberation:**

The panel feels the presentation was well thought out, a great team has been put together. All members will approve the project.

**Conclusion:**

*Timothy Buckley made a motion to approve this project application. David Talcott seconded the motion.*

**Unanimous Approval 7/7**

*Next PRC Meeting: January 28, 2021*

**9:00 am**      **MOUNT VERNON SCHOOL DISTRICT – DESIGN-BUILD PROJECT**  
                    – *LA VENTURE MIDDLE SCHOOL*

**Panel Chair:** Tim Buckley

**Panel Members:** David Beaudine, Kurt Boyd, Tom Golden, Sherry Harris, Louise Sweeney, David Talcott

**Presentation:**

- Total Budget \$9.6 M is secured.
- Project Team has extensive experience with administering Design-Build
- Project will improve and expand the middle school to include 8 new classrooms and expanding the lunch room and library
- Project meets RCW Criteria

**Public Comment:**

**Brian Aske with DBIA NW and Lease Crutcher Lewis.** He encourages the PRC to approve this project. The applicant has a strong team who knows how to get the most out of Design-Build. No other delivery method allows the kind of integration between design, construction and the overlap of the activities to figure out how to achieve the schedule.

**Bill Dobyys with Lydig Construction and a member of CPARB.** He feels the District is well equipped to manage a project like this. It's a great project for this delivery method and he supports the approval of this project.

**Dave Flynn, President of Cornerstone General Contractors.** He would like to voice their support for this application. They have direct experience with members of the Owner's team, specifically Parametrix, on alternative delivery that was very well executed and managed. They think progressive Design-Build will serve the owner and public interest, especially as it relates to cost certainty, schedule certainty, and risk mitigation on this project.

**Stephen Murakami with OAC Services.** He is in support of this application. He has worked with Jim Dugan and Jeremy Woolley in the past and with them on this team he is confident they will guide this project to success. This is a challenging site, challenging project and a really deserving community. He appreciated the presentation and what the team is trying to do for the community. He encourages the panel to approve this project.

**Deliberation:**

The panel felt that the school district has a great team put together. There was some concern over the schedule, but they've done a great job looking at creative ways to execute the project.

**Conclusion:**

*David Beaudine made the motion to approve this project application. Kurt Boyd seconded the motion.*  
**Unanimous Approved 7/7**

**10:00 am**      **TACOMA PUBLIC SCHOOLS**  
                    *DESIGN-BUILD CERTIFICATION*

**Chair:** Mike Shinn                      **Full Committee Called** (*5 members absent, 1 recused*)

**Presentation:**

- The 4th largest District in WA serving K-12 with approximately 30K students and over 5K employees.
- Successfully completed 1 DB project, and have 5 DB Projects in progress totaling \$221M
- District continues to exceed their own inclusion & apprenticeship goals by nearly 50%.
- District staff and consultant partners have extensive D/B experience.
- Funding is in place for current and future projects.
- Shared 8 Lesson Learned

**Public Comment:**

**Brian Aske with DBIA NW and Lease Crutcher Lewis.** He would like to encourage the Committee to approve the Tacoma Public Schools application for DB Certification. He says there's a reason the DBIA of Western Washington selected Morris Aldridge as their President. He's put together a very strong team who understands how to leverage Design-Build to meet their goals. They understand the philosophies behind this delivery method and should be able to maximize the benefits.

**Deliberation:**

The Committee is impressed with the application and structure Tacoma Public Schools has put together to manage the use of Design-Build. They are one of the leading agencies in the state for diversity and inclusion metrics, and have a strong and experienced team to rely on.

**Conclusion:**

*Ato Apiafi made a motion to approve this certification application. Linneth Riley Hall seconded the motion.*

**Unanimous Approval 23/23** (One member recused)

**11:00 am COMMITTEE BUSINESS MEETING & NEW MEMBER Q & A**

**Chair:** Mike Shinn

The 3 newest Committee Members were introduced to the Committee and asked to share their background.

- **Cory Hamilton, Owner-Public Hospitals.** He has been working in healthcare construction for 20 years with the last 8 with UW Medicine. He's worked on a few GC/CM and Design-Build projects. He looks forward to learning more as part of the PRC.
- **Michelle Helmholtz, Construction Trades Labor.** She has been working in construction for 41 years. She's been a business agent for 21 year, a delegate to the Seattle King County Building Trades, the WA State Labor Council, and has been on numerous Governor's Boards and Panels. This is her first meeting with the Committee and is excited to learn more. She's taken her first DBIA DB class with the AGC and will be taking a GC/CM class in March.
- **Sherry Harris MWBE.** Owns Ergosync Engineering, an electrical engineering design company for the last 8 years. She's worked on a number of Design-Build projects and sees alternative delivery methods becoming more popular and is excited to be part of the system. She also thanked everyone who has reached out individually for coaching and sharing information.

There was time for new members to ask questions and experienced members to share Lessons Learned.

- A reminder that Members **should not** reply to all in group emails.
- Any information that needs to go to the whole Committee, should be sent to Talia and she will send it out.
- All member information can be found on the PRC homepage, so if 1:1 contact is needed for questions or support, that information is publicly accessible.
- Whenever an opportunity presents itself to sit in on reviews you aren't assigned to, members are encouraged to do so. It's a great way to learn how the group thinks regarding DB and GC/CM.

Talia pointed out that if the Committee is interested in following the Legislative Bills CPARB is tracking, that information can be found on the [CPARB Homepage](#). The Recertification Bill is SB 5032, and she tracks all changes that are available on a weekly basis.

Talia also told the Committee that CPARB is considering a new committee to review and update how the PRC recruits new members. This committee is being referred to as the PRC Review Committee and Janice Zahn is the Board Member spearheading this effort. Janice is a prior member and Chair of the PRC, and understands the issues this Committee faces and how challenging it is to keep the applications up to date, make sure all projects meet the current RCW requirements and how difficult it is to maintain a full committee. Additionally, when SB 5032 passes there may be another position or two added to reflect requested added positions on CPARB.

**Meeting ended 15 minutes early and all were excused for Lunch**

*Next PRC Meeting: January 28, 2021*

11:30 am *LUNCH BREAK*

12:00 pm **WHITE SALMON VALLEY POOL METROPOLITAN PARK DISTRICT – GC/CM PROJECT**  
– *WHITE SALMON VALLEY POOL PLANNING & CONSTRUCTION*

**Panel Chair:** Ato Apiafi

**Panel:** Becky Barnhart, Jim Dugan, Cory Hamilton, Brian Holecek, Jessica Murphy, Mark Ottele, Mike Pellitteri

**Presentation:**

- \$3 million project budget
- Project Team appropriately supplemented to provide needed GC/CM experience to ensure all RCW requirements are met.
- Project meets RCW Criteria
- Fully supported by the local community

**Public Comment:**

**Brian Aske with DBIA NW and Lease Crutcher Lewis.** He feels this sounds like a really interesting and exciting project with a lot of good goals and some complexity. He wanted to comment on the goal to eliminate change orders, which is very difficult to do with the GC/CM delivery model. Each subcontractor Trade is its own individual Design-Bid-Build scope. The other aspect he wanted to point out is that under GC/CM in Washington, you cannot integrate design and construction together. You can aim for high levels of collaboration, but integration is only allowed under Design-Build. He also heard that one of the goals was to have more design control. Mr. Aske encourages them to consider Progressive Design-Build in the future, because access to design control has been a result of that method and also the ability to have a more comprehensive team with more expertise at the table. He feels capitalizing on local donations is great but it will take careful forethought on how to do that with GC/CM bid packages. He wishes the applicant the best on this project, and encourages them to look into Design-Build to meet their goals on future projects.

**Tammara Tippel, Executive Director at the Mount Adams Chamber of Commerce.** As a member of the business sector, Ms. Tippel feels a new pool will be a tremendous asset for the entire community and anticipates that it will attract invested residents and incoming businesses that will help grow the town. Modern public facilities like the Pool Project will support the active lifestyles and social interactions of the local residents, helping to create a town that people want to live and work in and they really need this sort of facility. They have a lack of meeting space in the community, and this overall pool facility and the planned Community room will be used for many gatherings from classes and meetings to parties and other events and will provide more versatility for the community than what is currently available. She has lived in White Salmon most of her life and can personally testify to how important this pool is to the local youth and will provide them a healthy option and positive use of their time. She hopes that the PRC will support this project and allow the use of the GC/CM model in the planning and construction of this pool, so they can get it in place and get their kids swimming as soon as possible.

**Amanda Lawrence, Executive Director of the White Salmon Valley Education Foundation.** The foundation helps to support the schools of White Salmon, and she wants to share her support for this project. The location of pool being on the school grounds is a big deal in this community. The schools already provide an amazing community gathering place where all the local families feel comfortable and safe. It also has sidewalks leading to it and is easily accessible for kids. White Salmon is located on the bank of the Columbia River and is near the Hood and White Salmon rivers. During the summer most families spend a good deal of time visiting them and it is very important to the community that their children learn how to swim. One of the biggest advantages of having a community pool will be the opportunities for the children to have off-screen time, a chance for kids to gather and talk, build connections, learn new skills that build their confidence. Ms. Lawrence also wanted to share some community statistics. Nearly 47% of the students are classified as low income. 1/3 of the students are Latino, and in most of those homes Spanish is their primary language. Having a local pool that is within walking distance regardless of student access to transportation opens up opportunities for these students may not have otherwise.

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**Deliberation:**

The panel pointed out that the applicant would benefit from paying close attention to their resources with negotiated support services and SGCs, as small GC/CM projects can be more difficult than larger ones and money burns through pretty fast. They need to follow the language of their contract to help manage the variations in cost. Additionally the applicant should be very careful when accepting donations of materials and labor, because tracking can get extremely complex when bidding out contracts. The applicant has enough skills set to satisfy the statute. They appear to have taken the advice of the prior review to heart and have returned prepared to be successful.

**Conclusion:**

*Jim Dugan made a motion to approve the project application. Jessica Murphy seconded the motion.*

**Unanimous Approval (8/8)**

**1:00 pm PROSSER PUBLIC HOSPITAL DISTRICT – GC/CM PROJECT**

*– PROSSER MEMORIAL HOSPITAL REPLACEMENT*

**Panel Chair:** Jim Dugan

**Panel:** Ato Apiafi, Becky Barnhart, Cory Hamilton, Karl Kolb, Jessica Murphy, Mark Ottele, Mike Pellitteri

**Presentation:**

- \$57 million project budget
- Proposed new two story hospital of 70,000 sf, new medical office building and clinic of 15,000 sf, maintenance building of 1,500 sf and site improvements
- Funding sources mainly USDA Rural Development and Direct Loans, has not been secured yet
- Project Team supplemented with David Beaudine from CBRE|Heery helps to bolster the GC/CM experience the team was lacking at the December 2020 PRC meeting.
- Project fits criteria for GC/CM Delivery

**Public Comment:**

**Todd Karr, Lease Crutcher Lewis:** Shared his support for this project with the complexity of the systems involved and the timing to acquire the budget certainty.

**Brandon Potts Bouten Construction:** As a public community member, he feels this project is a good candidate for GC/CM. The craft labor in Eastern WA is unique and they don't have the same access to craft labor as other parts of the state. The MC/CM and EC/CM opportunities that the GC/CM allows for are more important for a hospital than most projects. Specialty Labor is needed for the MED gasses and support systems that other types of buildings don't, so it's a good candidate for GC/CM. Using a traditional bid scenario for equipment selection alone opens the project up to a lot of change orders. The GC/CM process allows for proper budgeting and proper management of those decisions. He wanted to voice his support for this project.

**Erik Benedetti, Swinerton Construction:** He wanted to voice his support and echoed the other public comments, and added schedule certainty and the ability to review the drawings for constructability helps to put a plan together for the greatest certainty and schedule which is critical for the GC/CM process.

**Deliberation:**

The panel agreed they were impressed with their approach to address the concerns from the previous PRC review. They've put together a great team, have done a good job of managing risk, the project meets the statute requirements.

**Conclusion:**

*Mark Ottele made a motion to approve the project application. Jessica Murphy seconded the motion.*

**Unanimous Approval (8/8)**

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**2:00 pm WHIDBEYHEALTH, GC/CM PROJECT**  
– PROJECT SEA LION

**Panel Chair:** Jessica Murphy

**Panel:** Ato Apiafi, Becky Barnhart, Jim Dugan, Cory Hamilton, Karl Kolb, Mark Ottele, Mike Pellitteri

**Presentation:**

- \$22 M project Budget
- MEP Upgrades and 24.5 K sf of Heavy Interior Renovations
- Has an experienced team with extensive GC/CM experience
- Meets all the RCW requirements

**Public Comment:**

**Todd Karr, Lease Crutcher Lewis:** Based on the occupied phase nature and all of the MEP systems, he feels this project perfectly fits the requirements for using GC/CM.

**Deliberation:**

The panel discussed various aspects of the presentation that they were impressed with, how the project clearly meets the statute requirements, and the team clearly has the experience to have a successful project. Some advice was shared for the team to outsource a local legal firm that has experience with GC/CM contracts to ensure the correct language is included in their contract documents outlining the unique handling of negotiated support services to grant them the desired cost control management they hope for. Washington State handles this differently than any other state does.

**Conclusion:**

*Ato Apiafi made a motion to approve the project application. Jim Dugan seconded the motion.*

**Unanimous Approval (8/8)**

**3:00 pm KING COUNTY, DESIGN-BUILD PROJECT**  
– INTERIM BASE ELECTRIFICATION

**Panel Chair:** Mark Ottele

**Panel:** Ato Apiafi, Becky Barnhart, Cory Hamilton, Dave Johnson, Jessica Murphy, Mike Pellitteri, Sherry Harris

**Presentation:**

- \$59M Project Cost
- Project Location is the King County Interim South Base in Tukwila, WA (2,132 sq mile service area)
- Charging Stations for 120 buses and Software Charging interface
- 1,600+ bus fleet to include 158 zero-emission busses
- Scheduled to complete in the fall of 2024
- Meets all RCW Criteria

**Public Comment:** *No Public Comments*

**Deliberation:**

The panel agreed there was a great presentation, the project fits the Design-Build delivery method, the team is strong and the application was well thought out and well written.

**Conclusion:**

*Dave Johnson made a motion to approve the project application. Ato Apiafi seconded the motion.*

**Unanimous Approval (8/8)**

**4:00 pm ADJOURN**



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**Guests:**

Albert, John; PM for WhidbeyHealth	McVey, Pierce; SRG Partnership
Aldridge, Morris; Ex Director with Tacoma Public Schools	Mooseker, Karen; Mukilteo SD
Anderson, B ( <i>not Brent</i> )	Mount, David; Mahlum Architecture
Anderson, Brent; Hoffman Construction	Mulrooney, Gerard; Plan B
Anderson, Kristine; PM with Tacoma Public Schools	Murakani, Stephen; OAC Services
Anderson, Maggie; Parametrix	Noga, Jesse; Parametrix
Aske, Brian; DBIA NW & Lease Crutcher Lewis	Nutting, Bill; Asst Super. Mount Vernon School District
Baibak, Rebecca; Integrus Architecture	Ogden, Tristan
Barnes, Mary; Vanier CM	Olmsted, Susan
Bassett-Hales, Jennifer	Oremus, Kevin; Hutteball & Oremus
Benedetti, Erik; Swinerton Construction	Pallotta, Julius; DB PM for Tacoma Public Schools
Boyce, Gay; King County	Palmer, Cori
Broeckelmann, Kurt; Architect with BC Design Group	Palmer, Doug
Broussard, Steve; Dir of Facilities Prosser Mem Hospital	Peckover, Mark; Stantec
Burgess, Roselynn	Pennie, Carol
Busidan, Hervé	Phillips, Drew; Forma Construction
Carter, Brian; Integrus Architecture	Phillips, Jim; Forma Construction
Chandler, Andrew; Absher Construction	Phoenix, Alice; King County Procurement
Chandler, Dan; Principal with OAC	Pond, Katie; Hutteball & Oremus
Chang Fuller, Marjorie; Hoffman Construction	Potts, Brandon; Bouten Construction
Christensen, Matt; Hutteball & Oremus	Rank, Patrick; Lease Crutcher Lewis
Christianson, Kristoffer; Spee West Construction	Raschkow, Kyle
Clark, Dale	Reed, Jennifer; Director of Finance for WhidbeyHealth
Cody, Dan; Parametrix	Reese, Tom; Lease Crutcher Lewis
Comer, Sam	Rollins, David; CFO for Prosser Memorial Hospital
Comstock, Doug; White Salmon Rotary President	Roth, Trisha; CS with King County
Curran, Mike	Rumbaugh, Matt; NAC Architecture
DeKay, Lloyd; WSVMPMPD	Rundquist, Katie; Hensel Phelps
Dillon, Kilsey; Mortensen	Shakespeare, Jeremiah; Swinerton Construction
Do, David; Hutteball & Oremus	Shewell, Stacey; OAC Services
Dobyns, Bill; Lyndig Construction	Shiver, Steve; FAIA NAC Architecture
Duncan, Bonnie; NAC Architecture	Shoemaker, Robin; Bremerton SD
Easton, Joe	Spoelstra, Michoan; Absher Construction
Elliott, April; BLRB Architecture	Steedman, Garth; Bremerton School District
Estrada, Cheri; Lead Buyer for Tacoma Public Schools	Stefanson, Keith
Fernandez, Carmen	Stenvall, Amy
Fischer, Sarah; BLRB Architects	Tackett, Bethany; Forma Construction
Flanagan, Kevin; NAC Architecture	Teichman, Melissa; OAC Services
Flynn, Dave; Cornerstone Construction	Telles, Ron; CEO for WhidbeyHealth
Ganz, Jeff; Lease Crutcher Lewis	Thiel, Sydney; PM for Central Kitsap School District
Glasgow, Cody; PCL Construction	Thieme, Duncan; SRG Architecture
Gorham, Larry	Tippel, Tammara; Mt. Adams Chamber of Commerce
Gormley, Bryan; Cornerstone GC	Tomlinson, Scott
Greene, Andrew; Perkins Coie	Umstot, David
Hall, Bryan; OAC Services	van der Lugt, Lisa; OMWBE Director
Hall, Rustin; ALSC Architect	van Swearing, Margot; Skanska USA
Harding, Brent; DBIA NW & Lease Crutcher Lewis	Walder, Tim; Exec Director for WhidbeyHealth
Harris, Steven; Commissioner with WSVMPMPD	Wallin, Ron; Board President for WhidbeyHealth
Henderson, Shelly	Ward, George
Hillinger, Howard; Parametrix	Watkins, Shani; Bremerton School District

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***Guests:***

Holmholt, Meg; PM with NV5	White, Lance; BC Design Group
Johnson, David; Johnson Johnson Crabtree Architecture	Woolley, Jeremy
Johnson, Warren; Walsh Group	
Karr, Todd, Lease Crutcher Lewis	<i>Unidentified:</i>
Keethler, Marla; Mayor, City of White Salmon	<i>Aaron iPad</i>
Kelley, Michelle	<i>Alecia &amp; Brian</i>
Kempton, Jake; Chief Legal Officer for WhidbeyHealth	<i>Bret M</i>
Kibet, Kevin	<i>Kelsey's iPhone</i>
Kramer, Paul; Project Director with NV5	<i>Reedje</i>
Krenzel, Liz; King County Metro Capital Delivery	<i>VMC Facilities</i>
Lawrence, Amanda; Ex Dir White Salmon Valley Education Foundation	<i>1206*193</i>
Loghry, Karee; NAC Architects	<i>1206*367</i>
Malone, David	<i>1206*519</i>
Marks, Craig; CEO for Prosser Mem Hospital	<i>1206*766</i>
Mayer, Erin; Absher Construction	<i>1503*581</i>
McDougle, Diana	<i>1509*973</i>