

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

December 2, 2021

Minutes

Virtual Meeting via ZOOM

Members Attending:

Mike Shinn , Specialty Subcontractors (<i>Chair</i>)	Jeff Jurgensen, Construction Managers (<i>Vice Chair</i>)
Becky Barnhart, Design Industry - Architects	Art McCluskey, Owner General Public
Alexis Blue, Owner – Higher Education	Jeannie Natta, Owner – Higher Education
Kyle Dilbert, Owner – Ports	Mike Pelitteri, Specialty Subcontractors
Jeff Gonzalez, Owner – State DES	Linneth Riley Hall, General Owner
Sherry Harris, Minority/Women-Owned Business	Louise Sweeney, Owner – Higher Education
Michelle Helmholz, Construction Trades Labor	David Talcott, Design Industry – Engineer
Brian Holecek, General Contractors	Kyle Twohig, Owner – Cities
Dave Johnson, General Contractors	Taine Wilton, Owner – School Districts

9:00 am WESTERN WASHINGTON UNIVERSITY – DESIGN-BUILD
- HOUSE OF HEALING LONGHOUSE PROJECT

Panel Chair: Art McCluskey

Panel: Becky Barnhart, Sherry Harris, Michelle Helmholz, Jeff Jurgensen, Mike Pelitteri, Louise Sweeney, David Talcott

Presentation:

- Project Cost: \$4.9M
- Build an open-concept collaborative space of about 5,500-7,000 sf in the meadow of the Sehome Arboretum next to WWU’s Bellingham campus. The Longhouse will include a gathering hall, cooking space and educational gardens to provide a cultural gathering space for Native Students, faculty, and staff.
- Project meets RCW requirements for Design-Build
- Team has adequate experience and capacity for project success

Public Comments: *No Public Comments*

Deliberation:

The panel felt this was a good presentation and the project is well suited for progressive Design-Build. The panelists appreciated the answers to their questions and feel this project will benefit the local community.

Conclusion:

Jeff Jurgensen made the motion to approve this project application and David Talcott seconded the motion.

Unanimous Approval 8/8

10:00 am RENTON SCHOOL DISTRICT – GC/CM
– RENTON HIGH SCHOOL PHASED SCIENCE ROOMS MODIFICATION PROJECT

Panel Chair: David Talcott

Panel: Alexis Blue, Jeff Gonzalez, Sherry Harris, Michelle Helmholz, Brian Holecek, Mike Pelitteri, Linneth Riley Hall

Presentation:

- Project Cost: \$11.5M
- Modernization of 5 existing ‘wet’ science classrooms and 2 dry science classrooms and support spaces. 5 of the project classrooms are located on the 3rd floor of the main classroom/admin building and 2 are on the ground level adjacent to CTE shop spaces. Construction will need to be in phases, due to the need to maintain operation of building utilities for the entire site and to maintain safety of students, staff and the public.
- The District is not seeking approval to use Alternative Subcontractor Selection at this time.
- Funding secured in 2019.
- Project meets RCW requirements for GC/CM
- Team has adequate experience and capacity for project success
 - Lessons Learned:

PROJECT REVIEW COMMITTEE

December 2, 2021

Minutes

- Establishment of equity and diversity documentation will assist with increasing community engagement with diverse and minority firms.
- With on-going Covid impacts, cost increases and supply delays it is essential to maintain open communication on all levels of the project with an eye on prospective budget impacts.

Public Comments:

Keith Michael with Forma Construction. He's feels this is a good team and budget, and they are they are well poised to maximize the benefits of GC/CM delivery. He has have personally interacted with Tracy a little bit over the last couple of years in the CPARB GC/CM best practice committee which she's a member of, and her expertise is evident through her contributions to that committee work. It's our opinion this project as well suited to GC/CM and we hope the PRC will approve it,

Deliberation:

Panel members feel this project meets all RCW requirements; they have a good team with a wealth of experience. This project is a good candidate for GC/CM.

Conclusion:

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

11:00 am ALMIRA SCHOOL DISTRICT– DESIGN-BUILD
– ALMIRA SCHOOL FIRE REPLACEMENT PROJECT

Panel Chair: Kyle Twohig

Panel: Kyle Dilbert, Michelle Helmholz, Dave Johnson, Sherry Harris, Jeannie Natta, Mike Pelitteri, Taine Wilton

Presentation:

- Project Cost: approximately \$21M; pending insurance reimbursement negotiations and legislative delegation of funds for Emergency Declaration.
- Replace combined Elementary and Middle School building lost by fire on October 13, 2021. New facility will replace original 44,000 sf building.
- Project meets RCW Requirements for Design-Build.
- Team has adequate experience and capacity for project success

Public Comment:

Janice Zahn with Port of Seattle and CPARB Chair: She wanted to comment that she can appreciate how difficult this must be to have a school burned down and have an emergency. With that said, she wanted to raise the concern about the fact that there was no state of emergency declared by the school district, and so she would also comment that if that would have happened then the [RCW 39.04.280\(1e\)](#) waving the competitive bidding and the factual basis, after the fact of explaining the exception, and having that recorded, which is (2a) would have been triggered. Instead, what we have is relying on the fact that 39.10.280 is interpreted to mean that you could actually get all the way to selecting a design-build firm and only awarding and signing the contract. [RCW 39.10.280](#) says *must apply for approval from the committee to use the design-build or GC/CM contracting procedure on a project*. She thinks this is really concerning that we are going this far, without declaring an emergency and putting, CPARB and the PRC in a pretty untenable position. For the record, she's also concerned about the fact that we had the CPARB vice chair and the PRC chair that was notified about this. She was not notified about it and there wasn't a special meeting to look at this. This is something that we're going to need to talk about on CPARB when the PRC reports out on this, whichever way the panel decides to go, this is not the direction she believes that the PRC should be taking, and how we interpret the RCW. And this is a comment more for the consultants that are supporting the school district and not necessarily the school district itself. She can appreciate how difficult it must be to be in this position. She believes we could have done better, and she wanted to make sure that the panel got those comments from her.

Jesse Brunner is the Almira School Board Chair: His children are the fourth generation of his family to attend the school, which is something that is certainly not unique to them. When they lost the school, it was tragic hit to our

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

December 2, 2021

Minutes

Community. The school is not just the building where their children are educated, it's the building that really is the heart of the Community. It is their Community Center. This is the building where all the children's sports are played. It's the building where they have weddings, funerals, gatherings of all type and fundraisers. When they lost the school, they lost the meeting place that keeps their Community together and allows them to interact. He appreciates the opportunity to share his thoughts on how important this building is to them, and how important it is that they get a new building put in place to replace it. Hopefully it'll be there for the next 75 years. He's looking forward to having his kids be able to go to a regular classroom and get the education that they're used to receiving.

Ken Murphy with ALSC: Being part of this towards the very end, where we're at right now is our observation has been that to meet the needs of this Community. No steps have been skipped at this point, but they have and what the district has done is layer one process on top of others where usually they're strung out next to each other in order to meet this crisis and to meet the needs of the Community. Maybe they could have taken a different approach as has been discussed, as far as having an emergency meeting, but this is still the right process from what we've seen to address the needs of this community and quickest and most flexible way possible.

Cameron Castensen with Almira School Board: Almira board director and he wanted to reiterate what Jesse said. This is a tragic situation. We volunteer as board members of our Community. He believes that an emergency was declared in this situation. He has three children going to school. Right now, they're going to two different buildings and a third for PE. They appreciate the PRC's consideration and getting this approved asap so they can move on and try to get a school by fall of 2023.

Jamie with the Walsh-Garco: He echoes what Ken Murphy had to say. From their perspective, the process of statement of qualifications, interview fee proposals you know all the typical guidelines and processes are getting layered to try to reduce the timeline from Garko Analys' perspective. They're certainly, ready to help expedite the construction of the new school for Almira as quickly as they can.

Deliberation:

Aside from sequencing, Almira is following Progressive Design-Build. This process gives them some flexibility, but the Emergency Declaration process isn't necessarily any faster than acquiring PRC approval. There was some concern with the definition of the scope, but Progressive Design-Build is the right method for this project to be successful.

Conclusion:

David Johnson made the motion to approve this project application and Taine Wilton seconded the motion.

Approved 6/8 2 panelists were concerned with vagueness of funding costs leading to ambiguous scope. There were additional concerns that the procurement process was completed prior to PRC approval though signed contracts were pending this approval.

12:00 pm **ADJOURN**

Guests:

Aske, Brian; Lease Crutcher Lewis	Lynam, Kurt (Choctaw); Akana
Baker, Kim; P2S, Inc.	Michael, Keith
Ballew, Loral Ses yehomia; Western WA University	Montgomery, Sherrie; Western WA University
Bradford, Travis	Murata, Rachel; OMWBE
Brenner, Rick	Murphy, Ken; ALSC Architecture
Brewer-Rogstad, Traci; Sr. Prog Dir Renton School Dist	Palewicz, John; Palewicz Consulting
Brunner, Jesse; School Board Chair Almira School Dist	Pond, Katie; Hutteball & Oremus
Carstensen, Cameron; Director Almira School District	Read, Dan; Superintendent Almira School District
Chandler, Dan; OAC Services	Riley, Sean; P2S, MEP
Cody, Dan; APD Procurement with Parametrix	Ross, Brian; Western WA University
Davies, Mallorie; WA N & ID Dist Council of Laborers	Schiantarelli, Vicky
Duffey, Rani	Sementi, Gene; Proj. Asst. to Super. Almira School Dist
Dugan, Jim; Parametrix	Shinn, Mike; Shinn Mechanical\Spec Subcontractors
Duncan, Bonnie; NAC Architecture	Stenvall, Amy
Everson, Marc; Abbot Construction	Takehara, Grace; AHBL, Inc.
Faber, Raymond	Thaxton, Robynne; Thaxton Parkinson LLC

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

December 2, 2021

Minutes

Guests:

Feldmeyer, Matt; Exec Director CPC Renton School Dist	Van der Veen, Ren
Florindo, Adolfo; Faber Construction	Wallace, Graehm; Perkins Coie
Franko, Rich	Walling, Christopher
Gardella, Damon	Welsh, Jamie
Hodge, Jake	Wynn, Stefan; PM Cap Planning & Const. Renton Sch Dist
Hosaka, Terry	Zahn, Janice, Port of Seattle\CPARB Chair
Landsberger, Tom; Faber Construction	<i>Unidentified:</i>
Leyenhorst, Darren	<i>1206*660</i>
Ly-Au Young, Gladys; PIC SKL Architects	<i>Brian's iPhone</i>