

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

March 25, 2021

Minutes

Virtual Meeting via ZOOM

Members Attending:

Edward Peters, Owner-School Districts (<i>PRC Chair</i>)	Mike Shinn, Specialty/Subcontractors (<i>PRC Vice Chair</i>)
Ato Apiafi, Minority/Women Businesses	Michelle Helmholz, Construction Trades/Labor
Timothy Buckley, Private Sector	Dave Johnson, General Contractors
Quinn Dolan, General Contractors	Art McCluskey, Owner – General Public
Jim Dugan, Construction Mangers	Mike Pellitteri, Specialty/Subcontractors
Thomas Golden, Design Industry – Architects	Linneth Riley Hall, General Owner
Sherry Harris, Minority/Women Businesses	David Talcott, Design – Industry Engineers

8:30 am RICHLAND SCHOOL DISTRICT, GC/CM PROJECT
– FRAN RISH STADIUM IMPROVEMENTS

Panel Chair: Ato Apiafi

Panel: Quinn Dolan, Jim Dugan, Jeff Gonzalez, Michelle Helmholz, Mike Pelitteri, Ed Peters, Linneth Riley-Hall

Presentation:

- Project Cost: \$13.3 M.
- Major structural & roof replacement and upgrades, related improvements, involving design and construction complexity.
- Scheduled to complete in Fall 2022
- Project meets RCW requirements for GC/CM, including scheduling complexity, occupied site and historic/community significance.

Public Comment:

Rick Jansen. Mr. Jansen thanked the panel for considering this GC/CM project. He is a resident of Richmond, and his 5 kids have either gone through the Richmond high school or are currently attending. He wants to emphasize that this stadium is a 41 year old concrete stadium and is a local icon. It’s used frequently used for community events and graduations, and is a big deal to so many.

Deliberation:

While the application stated the applicant is interested in inclusion, the panel recommended more specificity on inclusion activity and achievement. The project qualifies for GC/CM, meets all statute requirements, and the team has more than enough experience to be successful. The panel would have liked to have heard more lessons learned from past GC/CM projects and how they are being applied to this project.

Conclusion:

Jim Dugan made a motion to approve this project application. Linneth Riley Hall seconded the motion.

Unanimous Approval 8/8

9:30 am CENTRAL KITSAP SCHOOL DISTRICT – DESIGN-BUILD PROJECT
– FAIRVIEW MIDDLE SCHOOL REPLACEMENT

Panel Chair: Quinn Dolan

Panel: Ato Apiafi, Jeff Gonzalez, Michelle Helmholz, Mike Pelitteri, Ed Peters, Linneth Riley-Hall

Presentation:

- Project Cost: \$65 M.
- Renovation/Addition, SF Replacement MS on site shared with existing High School
- Scheduled to complete in December 2023
- Project Team has great depth of experience and qualifications in DB and other Alternative Project Delivery methods.
- Project meets RCW requirements for DB; specialized construction activities including occupied site and multiple work areas; saving delivery time

Next PRC Meeting: May 27, 2021

Public Comment:

Brian Aske with DBIA NW and Lease Crutcher Lewis. Mr. Aske is here to speak on behalf of the applicant. He encourages the PRC to approve this application. He has talked to a number of the team members and feels they have chosen Design-Build for the right reasons. He also feels they've worked hard to educate themselves and is something that's been thoughtful and carefully calculated. They've got a challenging project with time constraints, budget constraints, and they're looking to increase business equity involvement. All of these things can lead to creating successful Design-Build outcomes. He encourages the PRC to please approve this application.

Jared Larson. Mr. Larson is a project manager with Forma Construction, and is currently on the Olympic High School's Phase Two GC/CM project. And having worked with CKSD for the last year, he appreciates Robin [Shoemaker] and her team's collaborative leadership style. He feels that Design-Build is an appropriate contracting method for a complex project like this. They would support their proposal to use this method.

Brian Gormley. Mr. Gormley is with Cornerstone General Contractors. He wanted to speak briefly and supportive of approving the use of progressive Design-Build delivery for this project. They've had the opportunity to use this delivery method with other school district and know that it greatly increases the positive outcomes to help establish all the goals for the project. Additionally, he's had the opportunity to partner with members of the Central Kitsap Design-Build Advisory Team and knows that they're going to help the district maximize all the benefits that this delivery method can provide.

Deliberation:

The panel felt the school district has put a good team put together, but could have supplied some lessons learned. Public comments regarding positive team collaboration was helpful. The project meets the RCW requirements.

Conclusion:

Ato Apiafi made the motion to approve this project application. Edward Peters seconded the motion.

Unanimous Approved 7/7

10:30 am CHELAN COUNTY PUD – DESIGN-BUILD PROJECT

– ROCK ISLAND DAM POWERHOUSE #2 UNIT MOTOR CONTROL CENTER REPLACEMENT

Panel Chair: Linneth Riley-Hall

Panel: Ato Apiafi, Quinn Dolan, Jeff Gonzalez, Michelle Helmholz, Mike Pelitteri, Ed Peters

Presentation:

- Project Cost: \$5 M.
- Replacement of bulb turbine digital controls and other equipment at multiple sites.
- Scheduled to complete in 2030
- Project Team has great depth of experience and qualifications in DB and other Alternative Project Delivery methods.
- Project meets RCW requirements for DB: innovation and efficiency; delivery time;

Public Comment: *No Public Comments*

Deliberation:

The project meets all RCW requirements, the team meets qualifications, and supplied good lessons learned to the satisfaction of the review panel. The panel recommended more specificity on inclusion activity and achievement if they submit any future projects.

Conclusion:

Quinn Dolan made a motion to approve this project application. Ato Apiafi seconded the motion.

Unanimous Approval 7/7

11:30 am LUNCH BREAK

12:00 pm SPOKANE CONSERVATION DISTRICT – DESIGN-BUILD PROJECT
– INTRINIUM BUILDING

Panel Chair: Art McCluskey

Panel: Tim Buckley, Jim Dugan, Thomas Golden, Sherry Harris, Dave Johnson, Mike Shinn, David Talcott

Presentation:

- Project Cost: \$3.75M.
- New 13,000 sq ft Office Building and Laboratory with specialized exterior earthwork construction activities.
- Meets RCW requirements to include specialized construction activities, opportunities for greater innovation or efficiencies, and significant savings in project delivery time can be realized.
- Project team has adequate experience to perform progressive Design-Build.

Public Comment: *No Public Comments*

Deliberation:

The schedule for this project is one of the most compressed most panelist have ever seen and a couple of panelists were concerned that there isn't enough time allowed to be successful. The panel recognized that if the project was not approved the applicant could lose their loan of nearly \$3M and lose the project completely. The project does fit the DB statute, with OAC on their team they have the experience needed though careful management will need to take place.

Conclusion:

David Talcott made a motion to approve the project application. Sherry Harris seconded the motion.

Approval (6/8) (2) Art McCluskey & David Talcott opposed.

1:00 pm MUKILTEO SCHOOL DISTRICT – GC/CM PROJECT
– MARINER HIGH SCHOOL RENOVATION & ADDITION

Panel Chair: Tom Golden

Panel: Tim Buckley, Jim Dugan, Sherry Harris, Dave Johnson, Art McCluskey, Mike Shinn, David Talcott

Presentation:

- Project Cost: \$25M
- Originally built in 1968 for 1,600 students and is beyond capacity.
- Scope: Replace library, career and counseling center; add student center; add flex rooms; relocate student store; widen hallways and add restrooms.
- Meets 4/5 GC/CM project criteria
- Project team has significant GC/CM experience

Public Comment:

Brian Gormley, Cornerstone Construction: Mr. Gormley with Cornerstone General Contractors, wanted to speak in support of approving the use of GC/CM for the Mariner project. They have experience working with the Mukilteo School District. Through these experiences they've found them to have a very detailed understanding of the GC/CM process, how best to use that delivery method to create best outcomes for its communities, and considering the challenges of working in an existing facility and occupied campus. They highly recommend approval of GC/CM procurement for this project.

Deliberation:

The application and presentation were well done. Some advice was shared to encourage general contractors to not bundle jobs in a way that inhibits specialty subcontractors to bid on the jobs. This project is exactly the type of project GC/CM was made for and the project team and their consultants have extensive GC/CM experience.

Conclusion:

Dave Johnson made a motion to approve the project application. Jim Dugan seconded the motion.

Unanimous Approval (8/8)

Next PRC Meeting: May 27, 2021

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

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1:40 pm **ADJOURN**

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; WSVMPD	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

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Harris, Steven; Commissioner with WSVMPD	Wallin, Ron; Board President for WhidbeyHealth
Henderson, Shelly	Ward, George
Hillinger, Howard; Parametrix	Watkins, Shani; Bremerton School District
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 & 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>
Krenznel, 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>