

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

June 23, 2022

Minutes

Virtual Meeting via ZOOM

Members Attending:

Mike Shinn, Specialty Subcontractors (Chair)	Jeff Jurgensen, Construction Managers (Vice Chair)
Eza Agoes, Owner Transportation	Brian Holecek, General Contractors
Ato Apiafi, Minority/Women-Owned Business	Dave Johnson, General Contractors
Timothy Buckley, Private Sector	Art McCluskey, Owner General Public
Mallorie Davies, Construction Trades Labor	Mark Ottele, General Contractor
Kyle Dilbert, Owner – Ports	Young Sang Song, Disadvantaged Businesses
Thomas Golden, Design Industry - Architects	Louise Sweeney, Owner – Higher Education
Jeff Gonzalez, Owner – State DES	David Talcott, Design Industry – Engineer
Sherry Harris, Minority/Women-Owned Business	Taine Wilton, Owner – School Districts

**8:00 am ASOTIN COUNTY COMMISSIONERS – GC/CM**  
*- Justice Complex Project*

**Panel Chair:** Art McCluskey

**Panel:** Timothy Buckley, Jeff Gonzalez, Brian Holecek, Mike Shinn, Young Song, David Talcott

- Project Cost: \$14.6M
- New 80-120 bed County Jail with future expansion
- Facility will include Jail Administration, Booking, Laundry, Kitchen, Jail Beds, Sallyport and support spaces.
- Secure structure with pre-engineered building around steel cells. Project will have hollow core planks, CIP concrete, steel cells, pre-engineered Building and Detention security equipment and electronics.
- Modifications will require modifications for water and sewer extensions with grinder pump and new lift station.
- Good team with capacity
- Project meets RCW requirements

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

**Deliberation:** The panel had concerns that the scope may be greater than the budget. With the added skillset and legal support, they should be able to make some of the hard decisions. GC/CM is the best method for this project and will help to make appropriate adjustments to have a successful project.

**Conclusion:**

Mike Shinn made the motion to approve this project and David Talcott seconded the motion

**Unanimous Approval 7/7**

**9:00 am SEATTLE PUBLIC SCHOOLS – GC/CM**  
*- John Stanford Center Central Kitchen Improvements Phase II Project*

**Panel Chair:** Mike Shinn

**Panel:** Eza Agoes, Jeff Gonzalez, Sherry Harris, Jeff Jurgensen Mark Ottele, Young Song, Louise Sweeney

- Project Cost: \$18.8M
- Renovation of the district’s central kitchen by modernizing cooking and refrigeration equipment, address plumbing and health code requirements.
- Funding supported by Capital Levey passed in February 2022
- Application meets RCW requirements
- Team is experienced and delivery method appropriate for the project.

**Public Comments:**

**Brian Cawley with Hargis Engineers:** He is a mechanical engineer and has a vested interest in this project. He will be supporting IBI & SPF on this project and appreciates the complexities of this project and the phasing on the replacement of the refrigeration systems. The structural slab also presents challenges for the under waste systems for supporting new kitchen equipment, and sees value in having early involvement with the contracting team.

**Sam Comer with Cornerstone General Contractors:** He speaks in support of the district. As a GC/CM, Cornerstone has executed a number of projects for Seattle Public Schools in that delivery method. Richard and his team do a great job managing their projects to ensure a fair and equitable process for all those involved including subcontractors.

**Deliberation:**

The project method suits the project, applicant is well suited to execute GC/CM, well thought through application and presentation, the team has plenty of experience and are aware of their challenges, the project meets all the RCW requirements

**Conclusion:**

*Sherry Harris made the motion to approve this project application and Jeff Gonzalez seconded the motion.*

**Unanimous Approval 8/8**

**10:00 am LAKE WASHINGTON SCHOOL DISTRICT – PROGRESSIVE DESIGN-BUILD**  
*- New Elementary School on Redmond Elementary School Campus Project*

**Panel Chair:** David Johnson

**Panel:** Ato Apiafi, Timothy Buckley, Mallorie Davies, Kyle Dilbert, Thomas Golden, Art McCluskey, Taine Wilton

- Project Cost: \$57.7M
- New 1552 student elementary school on underdeveloped land on existing Redmond Elementary School campus.
- Possible upgrades/additions to existing elementary school based on studies to be conducted.
- Funding through BEC Levy approved in February 2022
- Meets RCW Requirements
- Qualified team with capacity

**Public Comment:**

**Brian Aske with DBIA NW:** Serves on the regional board for the Design-Build Institute and is currently the past President. He also serves as an educator on Design-Build best practices with an emphasis in progressive Design-Build. He has seen Lake Washington and the Lake Washington Capital Project Staff thoughtfully and carefully educate themselves in Design-Build for the past 17 months. His observations are they asked the right questions and have the right attitude. He's very supportive of their application and highly encourages the panel to support the project.

**Sam Comer with Cornerstone General Contractors:** He wanted to voice their support of the district on this project. They have had the privilege of serving the district in both the Design-Bid-Build and GC/CM on past projects and they are well supported with OAC on this product team. They have full confidence that Lake Washington School District will be able to execute the progressive Design-Build delivery method with excellence.

**Deliberation:**

The panel feels this is a great use of Design-Build, they have been successful with GC/CM so moving into progressive Design-Build seems a natural progression, supplementing their team with OAC Services for their first progressive Design-Build helps the panel have confidence in their success, and they are very happy with their inclusion efforts.

**Conclusion:**

*Ato Apiafi made the motion to approve this project application and Mallorie Davies seconded the motion.*

**Unanimous Approval 8/8**

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**11:00 am**      **ADJOURN**

**Guests:**

Agoes, Eza; Sound Transit	Jaeger, Eli, Mithun
Aske, Brian; DBIA NW & Lease Crutcher Lewis	Johnson, Lisa; FAIA DLR Group
Beaudine, David; CBRE Heery	Knotz, Kendall
Best, Richard; Director of Cap. Projects Seattle Pub Schs	Larson, Jared
Blank, Kendall	Lege, Alix; PCS Structural Solutions
Buck, Brian; Exec Dir. Lake WA School District	Lindstrom, Bob; BLRB Architecture
Burke, Jack; Turner Construction	Magsam, Jodi; Absher Construction
Burton, Brian	Magsam, Jodi; Absher Construction
Campanella, Vince; Lydig Construction	McShane, Nicole
Cawley, Brian; Hargis Engineers	Moore, Casey; Lease Crutcher Lewis
Chandler, Dan; Sr. VP, Principal OAC Services	Mount, David; Mehlum Architecture
Christanson, Kristoffer; Spee West Construction	Murata, Rachel; OMWBE
Comer, Sam; Cornerstone GCI	Ogden, Tristan; Turner Construction
Corbin, Molly	Ota, Ryan; Capital Projects Support Lake WA SD
Cottrill, Andrew; BLRB Architecture	Parker, Ross; Architect IBI Group
Coyne, Jennifer; Hensel Phelps	Phillips, Drew; Principal Forma Construction
Cross, John; Korsmo Construction	Prasad, Vaibhav; P2S Inc.
DeGooyer, Laura; Capital Projects Mgr Lake WA SD	Rich, Stephan
Devine, Cindy	Rundquist, Brad; Hensel Phelps
Dinh, Anna; Lydig Construction	Rutherford, William; CRA Architects
Dobyns, Bill; CBRE & CPARB VC	Sachs, Loretta; Integris Architecture
Doyle, Kim; Mackenzie	Schiantarelli, Vicky
Dugan, Jim; Parametrix	Shumate, Travis; BLRB Architecture
Duncan, Bonnie; NAC Architecture	Sloane, Peter; P2S Inc.,
Fisher, Sarah; BLRB Architecture	Spee, Doug
Franko, Rich; Mithun	Sproger, Meiling; AHBL
Gut, Thomas; Seattle Public Schools	Srdar, Boris; NAC Architecture
Gerich, Brian; Mahlum	Stauffer, Craig; PCS Structural Solutions
Hamilton, Cory; UW Medicine	Twohig, Kyle; City of Spokane
Hansen, Tansy; Capital Projects Support Lake WA SD	Wallace, Graehm, Perkins Coie
Henson, Jay; BLRB Architecture	Weintraub, Alec; OAC Services
Holzer, Ina; Sr. PM Lake WA School District	Whitman, Chuck; Asotin County Commissioner
Huertas, Milton; Architect PM Seattle Public Schools	Wilcox, JoAnn; Mithun
Jaeger, Eli; Mithun	Worle, Jack
Johnson, Lisa; FAIA DLR Group	<i>Unidentified:</i>
Knotz, Kendall	<i>1206*760</i>
Lege, Alex; PCS Structural Solutions	<i>1206*660</i>
Lindstrom, Bob; BLRB Architecture	<i>Boris</i>