

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

May 28, 2020

Minutes Day 1

Virtual Meeting via ZOOM

Members:

Jim Dugan, Construction Mangers (PRC Chair)	Edward Peters, School Districts (PRC Vice Chair)
Ato Apiafi, Minority/Women Businesses	Art McCluskey, Owner – General Public
Kurt Boyd, Specialty/Subcontractors	Sherrie Montgomery, Owner – Higher Education
Timothy Buckley, Private Sector	Jessica Murphy, Owner – Counties
Kyle Dilbert, Owner-Ports	Jason Nakamura, Minority/Women Businesses
Quinn Dolan, General Contractors	Sam Obunike, Design Industry – Engineers
Bryan Eppler, Specialty/Subcontractors	Mark Ottele, General Contractors
Thomas Golden, Design Industry – Architects	John Palewicz, Owner – Higher Education
Rustin Hall, Design Industry – Architects	Linneth Riley Hall, General Owner
Howard Hillinger, Construction Managers	Mike Shinn, Specialty/Subcontractors
Brian Holecek, General Contractors	David Talcott, Design Industry – Engineers
Dave Johnson, General Contractors	Kyle Twohig, Owner – Cities
Jeff Jurgensen, Construction Managers	

**8:30 am Business Meeting and New Member Q&A**

**PRC Chair:** Jim Dugan Full Committee called

- Vice Chair Elections – Mike Shinn elected
- The Committee discussed the virtues of using the virtual meeting format and how it may be used once the global pandemic recedes. There will be more discussions as the year continues.
- The Committee was informed of the new and returning members as voted at the May CPARB meeting

**9:00 am EDMONDS SCHOOL DISTRICT – GC/CM RECERTIFICATION**

**Recertification Chair:** Jim Dugan

**Committee Members:** See above (Edward Peters recused)

**Presentation:**

- Large District, 21K Students, \$500 M. Projects since 2014, incl. seven GC/CM
- Long range Facilities Plan identifies \$1.7 B in needs, funding measures in 2020, 2026
- Certified for GC/CM in 2013 and 2017, continuity with experienced staff
- Extensive presentation of Lessons learned

**Public Comment:** No Public Comments

**Deliberation:**

This was a great presentation, an excellent team has been put together. The application was thorough, well thought out, and they have raised the bar for competence. Bonus points for supplying a well thought out Lessons Learned and creative use of the term, ‘Gob-Smacked’.

**Conclusion:**

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

**Unanimous Approval 23/23** Edward Peters is recused from this project

**10:00 am MASON HEALTH – GC/CM RECERTIFICATION**

**Recertification Chair:** Mike Shinn

**Committee Members:** See above

**Presentation:**

- Rural Public Hospital District includes a Community Hospital and Multi-Specialty Clinic, certified for GC/CM in 2017
- One complete GC/CM project and one in progress since certification, totaling \$47.5M
- Experienced in-house and consultant team

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

**Deliberation:**

The panel deliberated in support for the Recertification. The applicant has a great team and collaborative process. Would like to see them integrate value engineering.

**Conclusion:**

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

*Approved 24/24*

**11:00 am CLOVER PARK SCHOOL DISTRICT – GC/CM RECERTIFICATION**

**Recertification Chair:** Edward Peters

**Committee Members:** See above

**Presentation:**

- One of largest School Districts in Pierce County, 13K students, Certified for GC/CM in 2017
- Conducted 12 major projects, totaling \$495 M. since 2006, incl. seven GC/CM
- Long- range facilities plan for major high school, middle school and elementary school projects
- Experienced in-house and consultant team, continuity of District personnel

**Public Comment:**

**Matthew Struthers with Craftsman Construction.** He is currently working on the Clover Park Middle School and wants to show his support. The Clover Park team has been great to work with from preconstruction all the way through. Bill and Rick are well versed in the GC/CM delivery method. He supports their recertification application.

**Heather Hocklander with BCRA.** She has worked on a variety of school projects with Clover Park on GC/CM and public bid. The Clover Park team choose the most beneficial project delivery methods for the district and the community. I have seen the partnership, the transparency, communication, the engagement of the owner and the involvement of the stakeholders. I really feel that they have identified the GC/CM best practices and will continue to use those. In response to the EC/CM and MC/CM question, I think the GC/CM marketplace has changed and the environment is much more beneficial for that type of use to add on, and that is a tool that all districts will be using more of. I would like to offer my support for the recertification for Clover Park School District.

**Deliberation:**

The panel deliberated in support for the Recertification. They are encouraged to take a harder look on how to utilize EC/CM and MC/CM subs into their contracts. Their presentation was well presented and thorough

**Conclusion:**

*Linneth Riley Hall made the motion to approve this project. Ato Apiafi seconded the motion.*

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*Approve 20/20 Jim Dugan, Howard Hillinger, and Timothy Buckley recused themselves. Tom Golden and Kyle Twohig, and Jason Nakamura left the meeting*

**12:00 pm** Lunch Break

**12:30 pm** PENINSULA METROPOLITAN PARK DISTRICT GC/CM PROJECT  
– PenMet Parks Community Recreation Center Project

**Panel Chair:** Rustin Hall

**Panel:** Ato Apiafi, Kurt Boyd, Dave Johnson, Jeff Jurgensen, Sam Obunike, Mark Ottele, Ed Peters

**Presentation:**

- Project Cost: \$26M
- Site is a former golf course and driving range with an existing 4,000 sq ft building, parking lot, open field and undeveloped land
- Project includes renovation of the building, site amenities, a new building, increased parking, an outdoor event area and a walking trail connecting to an existing trail
- Current building, mini-golf center and parking lot will remain in use during construction
- Funding is a combination of cash reserves and LTGO bonds
- Experienced in-house and consultant team, continuity of District personnel
- Meets RCW Requirements

**Public Comment:**

*Matthew Struthers with Craftsman Construction.* As a member of the Gig Harbor community, and he played PA sports as a kid, his kids play sports now, or will when we get back to normal. He wanted to voice his support for this project. He thinks the GC/CM delivery method is a great contract avenue for this project and will be a great addition to the community. He looks forward to seeing the new facility.

**Deliberation:**

The project meets the criteria and is a good fit for GC/CM, the team has done a good job supplementing their experience with hiring Parametrix, their responses were great, they've done their homework and done a good job of putting a great team together. It's great to see another agency jumping into alternative delivery.

**Conclusion:**

*Ed Peters made a motion to approve the project, and it was seconded by Jeff Jurgensen.*

**Unanimous Approval (8/8)**

**1:30 pm** STEILACOOM HISTORICAL SCHOOL DISTRICT GC/CM PROJECT  
– New Maintenance Facility Project

**Panel Chair:** Ato Apiafi

**Panel:** Kurt Boyd, Rustin Hall, Dave Johnson, Jeff Jurgensen, Sam Obunike, Mark Ottele, Ed Peters

**Presentation:**

- Project Cost: \$4.9M
- Project is for a 10,000 sq ft Maintenance Facility will replace the current maintenance building
- New facility will house maintenance and grounds staff, maintenance bays, shop, district records storage, site parking for 10 personal vehicles and 25 fleet vehicles
- Experienced in-house and consultant team, continuity of District personnel
- Meets RCW Requirements

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

*Next meeting: June 25, 2020*

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**Deliberation:**

The panel's biggest concern was understanding the contingency numbers, and appreciated their efforts to assemble a knowledgeable team. The project meets RCW requirements.

**Conclusion:**

*Ato Apiafi made a motion to approve the project, and it was seconded by Sam Obunike.*

***Unanimous Approval (8/8)***

**2:30 pm**

**BETHEL SCHOOL DISTRICT GC/CM PROJECT**

*– Graham-Kapowsin High School Addition & Renovation Project*

**Panel Chair:** Jeff Jurgensen

**Panel:** Ato Apiafi, Kurt Boyd, Rustin Hall, Dave Johnson, Sam Obunike, Mark Ottele, Ed Peters

**Presentation:**

- Project Cost: \$29.6M
- Originally constructed in 2004, this 41,470 sq ft renovation will include adding to the commons, new classrooms, administration space, weight room, and additional locker rooms
- The school remain in operation with 2,000 student during construction
- Funding approved via bond in 2019
- Meets RCW Requirements
- Experienced in-house and consultant team, continuity of District personnel

**Public Comment:**

**John Cross** grew up in Bethel School District and is raising his kids there. He has watched the construction program grow and appreciates the projects they have completed, feels they have a strong team and connection to the community. He looks forward to his remaining kids reaping the benefits of this GC/CM venture. He wanted to show his support as part of the community and their PR team.

**Deliberation:**

The project meets RCW requirements for GC/CM, they have an appropriate level of talent on their for a successful project, and they have the capacity to see the project through.

**Conclusion:**

*Edward Peters made a motion to approve the project, and it was seconded by Kurt Boyd.*

***Unanimous Approval (7/7) Sam Obunike had to leave.***

**3:30 pm**

***Adjourn***

***Guest List on last page.***

*Virtual Meeting via ZOOM*

**Members:**

Timothy Buckley, Private Sector	Jeff Jurgensen, Construction Managers
Quinn Dolan, General Contractors	Jason Nakamura, Minority/Women Businesses
Jim Dugan, Construction Managers	Mike Shinn, Specialty/Subcontractors
Thomas Golden, Design Industry Architects	David Talcott, Design Industry - Engineers
Brian Holecek, General Contractors	

**9:00 am PUBLIC UTILITY DISTRICT OF CHELAN COUNTY DESIGN-BUILD PROJECT**  
*– Rock Island Dam – Powerhouse #2 Draft Tube Gate Hydraulic Power Unit and Cylinder Upgrade Project*

**Panel Chair:** Brian Holecek

**Panel:** Timothy Buckley, Quinn Dolan, Thomas Golden, Jeff Jurgensen, Jason Nakamura, Mike Shinn, David Talcott

**Presentation:**

- Project Cost: \$7,045,000
- Second largest publicly-owned hydro generation facility in U.S. serving 50,000 customers across 3,000 sq miles.
- Eight original turbine-generator units and associated balance of plant systems have exceeded their 40-year useful life. Refurbishment and potential replacement of the Draft Tube Gate Cylinders, Hydraulic Power Units, and auxiliary systems for all units will ensure another 40 years of reliable/efficient operation.
- Funding is in place
- Meets RCW Requirements for DB
- Experienced in-house and consultant team, continuity of District personnel

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

**Deliberation:**

The team has great leadership, a highly specialized technical scope with opportunities to have some innovation with technology, a reduced risk for scheduling packs and shutdowns this all makes progressive Design-Build like a very reasonable and responsible approach.

**Conclusion:**

*Quinn Dolan made a motion to approve the project, and it was seconded by Jason Nakamura.*

***Unanimous Approval (8/8)***

**10:00 am PUBLIC UTILITY DISTRICT OF CHELAN COUNTY DESIGN-BUILD PROJECT**  
*– Rock Island Dam – Powerhouse #2 Powerhouse #2 Generator Main Leads Replacement Project*

**Panel Chair:** Quinn Dolan

**Panel:** Timothy Buckley, Thomas Golden, Jeff Jurgensen, Brian Holecek, Jason Nakamura, Mike Shinn, David Talcott

**Presentation:**

- Project Cost: \$6,436,648
- Second largest publicly-owned hydro generation facility in U.S. serving 50,000 customers across 3,000 sq miles.
- Removal, Redesign, and Replacement of existing 1,400 foot cable bus system to meet all current seismic and increased use requirements for all 8 turbine-generator units. While this is a separate project from the Draft Tube Gate Hydraulic Power Unit and Cylinder Upgrade project, this project will take place separately and concurrently with each individual unit as it is taken off line.
- Funding is in place
- Meets RCW Requirements for DB
- Experienced in-house and consultant team, continuity of District personnel

*Next meeting: June 25, 2020*

Capital Projects Advisory Review Board  
**PROJECT REVIEW COMMITTEE**  
 May 29, 2020  
**Minutes Day 2**

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

**Deliberation:**

This is a critical central facility, a highly specialized technical scope with opportunities for potential new innovations in technology, the complex routing all of those different opportunities to save schedule, etc. and a very experienced and well versed team.

**Conclusion:**

*Timothy Buckley a made a motion to approve the project, and it was seconded by David Talcott.*  
**Unanimous Approval (8/8)**

**11:00 am City of Redmond GC/CM PROJECT**  
*– Redmond Senior Center Building Project*

**Panel Chair:** David Talcott

**Panel:** Timothy Buckley, Quinn Dolan, Thomas Golden, Jeff Jurgensen, Brian Holecek, Jason Nakamura, Mike Shinn

**Presentation:**

- Project Cost: \$45.7M
- Current facility is located on the Redmond Municipal Campus adjacent to the Sammamish River, and other occupied facilities. This building was closed in 2019 due to the discovery of catastrophic failure of the structural integrity, deeming it unfit for occupancy. Project is to demolish and reconstruct the facility in its current location.
- Funding will be supplied through the City Budget process
- Meets RCW Requirements

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

**Deliberation:**

The project meets all the criteria for GC/CM, the applicant will need to lean on their experts to get them through the process but they are knowledgeable enough for a successful project, and the panel recommends the owner makes sure they are asking questions and maintaining open communications.

**Conclusion:**

*Jeff Jurgensen made a motion to approve the project, and it was seconded by Timothy Buckley.*  
**Unanimous Approval (8/8)**

**12:00 pm Adjourn**

**Guests:**

Jeff Aken, City of Redmond	Heather Hocklander, BCRA Design
Glenn Akramoff, Operations Manager/PenMet	Sharon James
Maggie Anderson, Parametrix	Bill Kent, Mortensen Construction
Amanda Babich, Commissioner for PenMet	Mica Klein, Perkins Coie
Mark Batty, Mason Health	Ed Lewis, Project Manager for PenMet Parks
Melissa Beard, CFO, Steilacoom HSD	Kyle McLeod, Hainline
Dan Becker, Consultant/CM, City of Redmond	Devin Meyer, Project Manager PUD Chelan Co
Alexis Blue, WWU	Joe Missel, Parametrix
John Boatman, Director Maint & Ops, Clover Park SD	Tyler Mjelde, Turner Construction
Laura Bowers, Proj Coordinator, Edmonds SD	Eric Moll, CEO Mason Health
Catherine Carlsen, Bethel SD	Dan Mundel, Korsmo Construction
Aaron Cavin, JLARC	Doug Nelson, Exec Director for PenMet Parks

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**Minutes Day 2**

***Guests:***

Dan Chandler, OAC for Mason Health	Jesse Noga, Proj & Const. Mgmt Svs Parametrix
Dan Cody, Procurement Manager Parametrix	Tristan Ogden, Turner Construction
Bill Coon, Sr. Project Manager, Clover Park SD	Drew Philips, Forma Construction
John Cross, Korsmo Construction	Derek Rae, OAC
Rusty Cutner	Philip Riedel, AIA NAC Architects
Minh Dang, PUD of Chelan County	Rick Ring, Clover Park SD
Eric Dawson, PM City of Redmond	Lori Robbin, BCRA
Jeremy Doty, BCRA	Brad Rock, OAC
Jeff Dryden, Asst Director of Construction, Bethel SD	Katie Rundquist, Hensel Phelps
Shae Emery	John Sagerser, PUD of Chelan Co
Jeff Erwin, Mech. Engineer PUD of Chelan County	Lydia Sallie, Exec Dir Bus. & Ops Edmonds SD
Latanya Figueoa, Purchasing Manager Clover Park SD	Michael Sloane, Abbott Construction
Matt Finch, Dir of Facilities & Ops for Edmonds SD	Rick Smith, Chief Financial Officer Mason Health
Sarah Fischer, PM & Architect BLRB	Jon Spangler, City of Redmond
Keith Geary, Facility Director Mason Health	Melanie Stidham, JLARC
Steven Gibbs, City of Redmond	Matthew Struthers, Korsmo Construction
Kurt Gimmer	DJ Thompson, GeoEngineers
Andrew Greene, Legal Advisor Perkins Coie	Christie Thorpe, BCRA
Eric Guenther, Planning Manager PenMet Park Dist	Dara t'Sas, BCRA
Brenda Guske, PUD Chelan Co	Graehm Wallace, Legal Council Perkins Coie
Ron Harpel, BLRB	Kathy Weight, Superintendent Steilacoom HSD
Chuck Hartung, GC/CM Advisor Hainline	Brent Wilcox, Sr. Project Manager OAC
Shelly Henderson	Taine Wilton, Design & Const PM Edmonds SD
Teri Herbert, Clover Park SD	Kasey Wyatt, PM Steilacoom HSD
Maryellen Hill, Commissioner for PenMet	Stewart Young, BCRA
Carrie Hite, PRK Rec. Director City of Redmond	