

Capital Projects Advisory Review Board
PROJECT REVIEW COMMITTEE
 July 27, 2023

Virtual Meeting via ZOOM

Members Attending:

Kyle Twohig, Owner-Cities (Chair)	Jessica Murphy, Owner - Counties (Vice Chair)
Eza Agoes, Owner Transportation	Karl Kolb, Design Industry - Engineers
Becky Barnhart, Design Industry - Architects	Art McCluskey, Owner General Public
Alexis Blue, Higher Education	Ron Paananen, Design Industry - Engineers
Timothy Buckley, Private Sector	Catina Patton, Minority/Women-Owned Business
Kyle Dilbert, Owner Ports	Mike Pellitteri, Specialty Subcontractors
Marvin Doster, General Contractors	Linneth Riley Hall, General Owners
Jim Dugan, Construction Managers	Vicky Schiantarelli, Disadvantaged Businesses
Thomas Golden, Design Industry - Architects	Mike Shinn, Specialty Subcontractors
Jeff Gonzalez, Owner – State DES	Young Sang Song, Disadvantaged Businesses
Cory Hamilton, Owner – Public Hospitals	Louise Sweeney, Owner – Higher Education
Brian Holecek, General Contractors	Lance Thomas, Specialty Subcontractors
Gina Hortillosa, Construction Managers	Tim Thomas, General Contractors
Dave Johnson, General Contractors	Anthony Udeagbala, Minority/Women-Owned Business

8:00 am BUSINESS MEETING

Chaired by Kyle Twohig/Jessica Murphy – Full Committee of 28 members with 5 members absent.

- New Member Q&A
 - All five new members introduced themselves to the Committee.
 - Chair Twohig reviewed the basic PRC meeting structure and expectations to attend Business Meetings, Certification\Recertification reviews, and flexibility to accommodate the occasional 2-day meetings.
 - All members were reminded that there is no company representation during panel reviews. Each member is representative of a stakeholder group only.
 - All members were reminded to respond to Talia’s requests for information as quickly as possible so she can meet the PRC deadlines.
 - All scoresheets are due the same day as the meeting, and they must be signed. New members can run them by their mentor first if preferred. Please let Talia know if this is the case.
 - When sending in Questions to the applicants, please remember they are to be questions only and not advice. When giving advice the PRC members must then recuse themselves from that review to avoid a conflict of interest.
 - Each panel chair is the facilitator of that review and must try to keep to the panel time frames for consistency.
 - During the deliberation period, members are encouraged to share their concerns and impressions about the project, but not to state their voting preferences. Additionally, the deliberation period is just between the panelists and not a time to address the applicant.
 - The 2-minute clarification period is still a new addition to the schedule, but this time is only for clarification by the applicant and panel chairs must remain firm that no new information is to be added.
- Mentoring\Onboarding Update
 - The mentorship program has been very helpful for the new members.
 - New members are encouraged to discuss the pre-questions with their mentors prior to turning them in to the panel chairs.
- Updated Forms – Edits/Approval
 - All application forms were reviewed and new language added to include past performance and utilization goals.
 - The GC/CM applications and scoresheets include Alternative Subcontractor Selection usage language to better track it’s use.
 - All changes will be revisited in 6 months.
 - Jessica Murphy moved to accept all the changes to the forms, Vicky Schiantarelli seconded the motion. Unanimous Approval 28/28
- September PRC meeting location options were discussed to include South Seattle College, Pier 66, Highline Community College, Shoreline, and possibly a county community center.
- Updates to the Alternative Subcontractor Selection Guidelines need to be made. Chair Twohig will bring it up to CPARB for consideration.

9:00 am UNIVERSITY OF WASHINGTON DESIGN-BUILD
- Recertification

Panel Chair: Art McCluskey; Full committee of 28 members present and 5 members absent.

- Is a national leader in the use of Design-Build.
- Has completed \$237.4M in DB projects over the last 3 years.
- Currently have \$1,046,370,000 in active projects.
- Have a robust Diversity and Equity program with includes equity inclusion from the RFQ through the close-out of the project.
- Have an extensive team of experts that participate in local, regional, and national education forums and governance to help build a well-educated design and construction culture.
- Application meets RCW requirements.
- Lessons Learned
 - Design-Build, assigns risk to those best cable of managing / mitigating risk, does not eliminate the risk
 - Managing project contingency transparently and together is critical.
 - Project Definition is difficult, worth the time, and critical for success.
 - Timing of GMP and early procurement is important to mitigate risks.
 - Partnership is a long-term commitment.
 - Culture of recognition motivates quality and performance.
 - Owner needs to be clear about what to incentivize.
 - Senior Management Team must stay engaged for the duration.
 - Chargeable Cost Contract requires resources to manage.

Public Comments:

Brian Aske with DBIA NW. He wanted to share that he's had the honor of doing a few Design-Build projects with the University of Washington. In his experience, the UW does Design-Build extremely well. They know how to successfully integrate and get the most out of a collaborative team. He believes they are creating really good value for the institution and leading the industry. The UW is creating a lot of useful best practices that are translating through the northwest region and national as well. They are embracing the use of diverse and disadvantaged businesses and doing everything they possibly can to help and encourage the use of not just certified but any disadvantaged business. He highly encourages the PRC to approve the recertification of the University Washington for Design-Build.

Bill Kent with Mortenson Construction. He is an instructor for the DBIA and teaches all the local workshops. He can confirm that the UW is always sending their team members through this certification workshop to make sure that they're learning how to do Design-Build correctly.

Deliberation:

The panel has made the assumption that there have been no audits, litigation or findings in the last 3 years since the application and presentation are silent in this regard. The UW clearly meets the statute for certification in DB delivery. A concern was expressed regarding the UW's small numbers regarding use of DBEs since they are leaders in the industry and located in the highest populated areas in Washington state. As a leader in the industry, their numbers could be better, and the PRC hopes to see a higher level of usage in the future.

Conclusion:

Linneth Riley Hall made the motion to approve the DB Certification application and Jim Dugan seconded the motion.
Unanimous Approval 28/28

10:30 am RENTON SCHOOL DISTRICT – GC/CM
- Certification

Review Chair: Dave Johnson; Full Committee of 23 members present, Becky Barnhart, Jim Dugan, and Thomas Golden recused and 7 members absent.

- One of Washington's most diverse school districts with a minority enrollment of 77%.
- Have 4 GC/CM projects underway and 4 anticipated in the near future.
- Passed \$676M bond in November 2022
- Strong team with knowledge and experience.

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- Application meets RCW requirements.
- Lessons Learned
 1. Communicate early and often with all members of design and construction team, as well as with sub-consultants and sub-contractors.
 2. Evaluate selected district standards in the current economy against supply chain issues and unstable pricing – be willing to discuss alternatives early in process.
 3. Identify points of concern in critical path early and often. Re-visit the conversations as often as needed.
 4. Bring trade partners (MC/CM or EC/CM) on in earlier phases to maximize their value in the planning process, so their input can be considered when high level decisions are being made and their knowledge can be leveraged.

Public Comments:

Sam Comer with *Cornerstone General Contractors*. He's had the honor of working with Renton on 2 GC/CM projects since 2020. The collaboration has always been positive and very fruitful. The RSD team led by Matt, Tracey, Brienne, and others. They've always adhered to the GC/CM Requirements in RCW 39, 10. They truly approach projects with a collaborative mindset and always actively worked with their product teams to find equitable solutions that ultimately benefit their constituents. Renton School District also supports disadvantage businesses as crucial participants in their projects. They have created a very inclusive environment on all of their projects. Based on our interactions, we wholeheartedly would recommend that the committee approve this application for agency certification.

Dave Flynn, *President of Cornerstone General Contractors*. He echoed what Sam said regarding speaking in support of approving Renton School District for GC/CM certification. Renton is an experienced owner with talented staff who know how to maximize the benefits of GC/CM delivery on their projects. They are responsive to all their stakeholders, and we find them to be firm but fair, and an excellent owner to work for. He supports RSD for certification approval.

Rebecca Biabak *principal with Integrus Architecture*. She wanted to also share her support for the Renton School District for agency certification. The team at Renton School District has a deep history with GC/CM and understanding those subtleties that make one project appropriate for GC/CM versus another. They have a senior management team that has a history of being fully engaged in projects through their duration, and they understand the value of partnership and the importance of being the best stewards of resources for their community. It is her opinion that RSD is exceptionally prepared to manage and mitigate risks, and they know how to integrate a collaborative and diverse and inclusive team. She supports their request for agency certification.

Katie Pond with *Hutteball Oremus*. She is in support of Renton School District's application. They have been working with Renton for the last 3 or so years on their first GC/CM project Hilltop Heritage Elementary. She wanted to share how successful that project has been, and how smooth it's been. Sam Comer extolled upon the benefits of working with Renton School District, and while it was their first GC/CM project as a district, they staffed it appropriately with people with experience with GC/CM. They feel it's been very well managed the whole way through. Hutteball Oremus Architects supports the recommendation for approval of the their application for certification.

Alex Lege a *structural engineer with PCS Structural Solutions*. He had the benefited working with the Renton School District on the Lemberg High School GC/CM project. There is probably no other way that that project could have been delivered. so. As a Renton resident he feels the use of the GC/CM method is very helpful by providing more value for the residents of Renton to get a little bit more for each project. He also feels the projects are safer for the school students and staff because of the care taken using the GC/CM method.

Deliberation:

The presentation was well thought out and augmented their application very well, the responses to the application questions were thorough and well put together. This owner is a great example of how certification for GC/CM is supposed to work.

Conclusion:

Timothy Buckley made the motion to approve the project application and Vicky Schiantarelli seconded the motion.

Unanimous Approval 23/23

11:00 am CITY OF TUKWILA – GC/CM

- Tukwila Public Works Maint. & Engineering East Campus Project w/ASSP Earthwork/Site Improvements

Panel Chair: Jessica Murphy

Panel: Jim Dugan, Ron Paananen, Mike Pellitteri, Vicky Schiantarelli, Louise Sweeney, Time Thomas, and Anthony Udeagbala.

- Project Cost: \$83.9M
- New 35,000 sf three-story maintenance and engineering building containing shops, offices, meeting rooms, locker rooms and support spaces, a new 5,000 sf Tool Storage Building with drive-through truck loading, and a new 2,600 sf Decant Facility as well as several covered parking structures.
- Site program elements include parking (covered and uncovered), covered spoils and salt/sand/gravel bins, covered brine tanks, covered equipment & parts storage, covered outdoor space for staff break area, and a variety of uncovered storage areas that support Public Works operations.
- Additional site work will include improvements to existing infrastructure and provision of new infrastructure for power, emergency generator, telecommunications, sanitary sewer, stormwater facilities, and water utility. New paved driveways for vehicle access are planned.
- ASSP for Earthwork/Site Improvements include substantial shoreline restoration work planned at the site area directly adjacent to the Duwamish River.
- Funding plan includes city general funding, utility funding and grants.
- Project team has appropriate experience and capacity.
- Project meets the RCW requirements.

Public Comment:

Emma Nowinski *an associate with Weinstein A & U.* She was the project manager for the 2 new Tukwila fire stations. We worked intimately with David Klein, with Brandon Miles with SOJ's Justine Kim, and with Harry Potnaconti, the Public Works Director over 4 years from 2017 to 2021 with the last completion. We were consistently impressed with the professionalism and capabilities, and excellent communication and team building that we found with both the city of Tukwila and SOJ. Those 2 projects had quite a few hurdles along the way to include limited budgets that needed to be rethought during the process, incredible cost escalation over the course of design and construction, and then the start of the pandemic, while both projects were still in construction. She feels the team building over those projects really helped surmount those hurdles as well as the GC/CM construction method, which was critical to making the budgets work and keeping things flexible, and while providing consistent design and high-quality execution between the 2 stations, which was a high priority.

Craig Greene *Vice President of Operations with Lydig Construction.* He was on that team that Emma mentioned for the two Tukwila fire stations. He also worked with SOJ and Laura at Miller Hayashi and at Western Washington for Design-Build projects he worked with John Palewicz. He's familiar with the entire team and can vouch that this is a great group to work with. They've thoughtfully built this team to be able to handle all the complexities mentioned and feels this would be a great project to be a part of.

Geri Urbas *project manager with BNBuilders.* She was the senior project manager on the City of Tikwila Justice Center project and is familiar with SOJ, Brandon, and the mayor. She would echo earlier statements about this team and their focus on partnership, being part of the team and a part of solution. She hopes the committee approves this application for this project.

Rob Wettleson *senior project manager with Forma Construction.* They are a regional general contractor and well versed in the GC/CM delivery method as well as the Alternative Subcontractor Selection Process (ASSP). They are seeing more opportunities of non-traditional ASSPs being used across projects. From the description of this project that sounds like a good fit for the civil ASSP. They are interested in this project and hope it is approved.

Deliberation:

The use of ASSP for Earthworks for this project is unique and appropriate. The quality control of the oversite provided by Mr. Palewicz to reporting to council is an extra layer of security that is new and interesting. The thought process of how thoroughly this project was put together is brilliant and will maximize the value of the project. The inclusion efforts show how knowledgeable this owner is and promises to be successful. This project is a good use of GC/CM and ASSP. The applicant has a great team with capacity and the project meets the statute.

Conclusion:

Jim Dugan made the motion to approve this project application and Tim Thomas seconded the motion. Anthony Udeagbala made the motion to approve the ASSP for this project and Vicky Schiantarelli seconded the motion. Unanimous Approval 8/8

12:00 pm LUNCH BREAK

12:30 pm LAKE WASHINGTON SCHOOL DISTRICT – PROGRESSIVE DESIGN-BUILD
- Kamiakin and Evergreen Middle School Campus Facilities Project

Panel Chair: Mike Shinn

Panel Members: Alexis Blue, Jim Dugan, Thomas Golden, Jeff Gonzalez, Brian Holecek, Catina Patton, and Young Song

- Project Cost: \$61M
- Construction of a new 900-student middle school building at each campus. Alterations to existing educational facilities to be determined.
- Funding secured from 2022 Capital Construction Levy for design and construction.
- Applicant has a knowledgeable team.
- Project meets the RCW requirements.

Public Comment:

Brian Urban with *Skanska USA*. They are currently working with the school district on a GC/CM project and can attest to the district's use of alternative delivery. While the current project is a Design-Build project, the school district has fully embraced their approach to treat the design and contractor teams as true partners and engage them together to find the best project solutions. Regarding diversity and inclusion, their team is fully committed, and he is confident they will continue to utilize the latitude within progressive Design-Build to maximize the opportunities for diverse and disadvantaged businesses. He closed stating that this is a great team to work with who will stand behind their commitments to the community of the Lake Washington School District.

Sam Comer Vice President with *Cornerstone General Contractors*. As an organization, they've had the privilege of collaborating with the district on multiple projects, and their experience has always been positive and fruitful throughout those engagements. The District has always approached projects collaboratively, embodying the spirit of the alternative delivery methods authorized under RCW 39.10, and those experiences have always led to providing great value to the public and the constituents of the Lake Washington School District. He believes the school district has the expertise and ability to deliver a successful project on these two campuses utilizing this delivery method and would recommend the approval of their application for use of Progress Design-Build.

Anthony Udeagbala with *O'Bunko Engineering*. He offered a comment as a public entity and not a PRC member. He commended Laura for a wonderful project presentation. He was excited to see the district's inclusion process as it is an example of what he's been hoping to see. The inclusion plan goes beyond the figures and percentages and addresses the heart and soul of using progressive Design-Build.

Deliberation:

The application itself was poorly written and could have been dismissed as not meeting the RCW due to the confusion regarding the budget. The application stated the project was only \$1.8M, but the costs are actually \$61M. The applicant was able to clearly correct the budget information. Since the applicant has a positive history within the construction community, they have a knowledgeable team, and the contractors are in full support of the project, the majority of the committee felt they could approve the project. However, there was a suggestion that this project be declined, and the applicant come back with a better application and a clear budget.

Conclusion:

Tom Golden made the motion to approve this project application and Jim Dugan seconded the motion. Approval 7/8; Alexis Blue voted no.

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1:30 pm PASCO PUBLIC FACILITY DISTRICT – PROGRESSIVE DESIGN-BUILD
- Pasco Aquatics Facility Project

Panel Chair: Jim Dugan

Panel: Kyle Dilbert, Cory Hamilton, Gina Hortillosa, Dave Johnson, Vicky Schiantarelli, Lance Thomas, and Anthony Udeagbala

- Project Cost: \$33M
- The Pasco Public Facility District has planned a two phased approach. The first phase will include an indoor leisure pool, outdoor activity pool, wet classroom/party room, concessions for the outdoor pool, locker rooms and other support spaces. This project is anticipated to be about 46,000 square feet and will be built on property that is currently being procured by the PPF.
- Phase two is intended to be a separate project and will include an 8-lane competition pool.
- Funding was approved by Pasco voters in April 2022 and is receiving .2% sales tax as of January 1, 2023. Additional bond will pay for construction up to \$40M.
- Applicant has a strong knowledgeable team.
- Project meets the RCW requirements.

Public Comment: *No Public Comment*

Deliberation:

It was very clear that there is a strong collaboration between the City and Pasco Public Facility District, the project is a good fit for a progressive Design-Build, and the presentation answered any questions that could have come up. The project meets all of the RCW requirements.

Conclusion:

Dave Johnson made the motion to approve this project application and Cory Hamilton seconded the motion. Unanimous Approval 8/8

2:30 pm ADJOURN

Guests:

Acevedo-Soto, Monica; UW Facilities	Metcalf, Bob
Alfonso, Layne; GeoEngineers	Michel, Keith; Forma Construction
Aske, Brian; DBIA NW	Miles, Brandon; PM, City of Tukwila
Biabak, Rebecca; Principal, Integrus Architecture	Mooseker, Karen; Mukilteo School District
Bowers, Laura; Manager D&C, Edmonds School District	Morrissett, Mark; Pascoe Pub Fac Dist. Board Member
Burgess, Roselynn; Hutteball & Oremus	Menday, Jeff
Carver, David	Mount, David
Chard, Katee; Carrier Johnson& Culture	Nelson, Michael
Churchill, Paul; Abbott Construction	Nielsen, Joe; Lease Crutcher Lewis
Clark, Jeff; Sr. Project Manager, BNBuilders	Nowinski, Emma; Associated with Weinstein A&U
Cline, David; City Administrator for the City of Tukwila	Oremus, Kevin; Principal, Hutteball & Oremus Arch.
Comer, Sam; Vice President Cornerstone GC	Ota, Ryan; PM Support, Lake WA School District
Conway, Susan	Palewicz, John; PM, City of Tukwila Council Advisor
Curtin, Jessica; Abbott Construction	Parkins, Carly; Lake WA School District
Dean, Mara; Mahlum Architects	Peterson, Eric; Graham Construction
DeGooyer, Laura; CPM, Lake WA School District	Pond, Katie; PIC, Hutteball & Oremus Architecture
Dinh, Anna; :Lydig Construction	Potts, Brandon; Bouten Construction
Duffany, Addy; Skanska USA	Richey, Melissa; Middle of Six
Eatch, Beck; UW	Robbins, Tom; Integrus Architecture
Elliott, Travis; SMART Local 66	Robinson, Rob
Fawcett, Kent; Barker Pinker Seacat Architecture	Rogers, Aaron; AHBL Marketing
Feldmeyer, Matt; Renton School District	Rogers, Scott; Project Executive, Wenaha Group
Flanagan, Kevin	Rogstad, Traci; Sr Fac Prog Dir. Renton School District
Flynn, Dave	Rumbaugh, Matt; NAC Architecture

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Guests:

Franks, Elena; Exec Director, UW	Spee, Doug
Gardner, Heath; Project Executive, Wenaha Group	Spell, Ellen; BNBuilders
Gormley, Bryan; Cornerstone GC	Spoelstra, Michoan; Absher Construction
Greene, Andrew; Perkins Coie	Stachlecker, Tony; UW
Greene, Craig; Vice President of Operations Lydig Const.	Stenvall, Amy
Hanley, Brooke	Storaasli, Denise; Director AHBL Marketing
Hansen, Tansy; Sr. PM, Lake WA School District	Struthers, Matthew; Walsh Group
Hartwig, Jake; Project Manager, Wenaha Group	Tackett, Bethany; Forma Construction
Henderson, Shelly	Tatge, Steve; UW
Herzog, Mike; BNBuilders	Thaxton, Robynne; Thaxton Parkinson, LLC
Hettle, Brad; Howard S. Wright	Tomlin, Brianne; Renton School District
Hill, Tegan; Bassetti Architects	Toomey, Noah; BNBuilders
Jaeger, Eli; Mithun	Urban, Brian; Skanska USA
Kelly, Seamus; Mithun	Urbas, Geri; BNBuilders
Kent, Bill; Mortenson Construction	Vandervate, John
Kicinski, Kristian	Vincent, Bob; Hoffman Construction
Kilcup, Brad; GLY Construction	Watkins, Matt; Exec. Director Pasco Public Facility Dist.
Kim, Justine; PM, Shiels Oblatz Johnson	Wettleson, Rob; Forma Construction
Lege, Alex; PCS Structural Solutions	Wilcox, JoAnn; Mithun
Lemay, Caroline; City Architecture	Wood, Karen; Mahlum Architects
Lohr, Marcie; Coughlen Porter Lundeen	Worley, Steve; PW Director for City of Pasco
Luedeman, Jeff; Integras Architecture	Youn, Yu-Ann
Magruder, Cindy; UW	
Maiocco, Frederik; Renton School District	<i>Unidentified</i>
Maman, Laura; PIC, Miller Hayashi Architects	<i>1206*969</i>
Marrujo, Jake	<i>1509*483</i>
Mayer, Erin; Absher Construction	<i>Craig</i>
McInelly, Colton	

Total Project Approvals for July 27, 2023:

- 1 GC/CM Certification
 - 1 Design-Build Recertification
 - 2 Design-Build projects totaling \$ 94,000,000
 - Alternative Subcontractor Selection Applications Reviewed: 1 totaling \$ 7,300,000
 - 1 GC/CM project totaling \$ 83,865,000
- Total for May: \$177,865,000**