

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

January 27, 2022

Minutes

Virtual Meeting via ZOOM

Members Attending:

Mike Shinn , Specialty Subcontractors (<i>Chair</i>)	Jeff Jurgensen, Construction Managers (<i>Vice Chair</i>)
Eza Agoes, Owner Transportation	Dave Johnson, General Contractors
Ato Apiafi, Minority/Women-Owned Business	Karl Kolb, Design Industry – Engineer
David Beaudine, Construction Manager	Art McCluskey, Owner General Public
Becky Barnhart, Design Industry - Architects	Jessica Murphy, Owner – Counties
Alexis Blue, Owner – Higher Education	Jeannie Natta, Owner – Higher Education
Kurt Boyd, Specialty Subcontractors	Mark Ottele, General Contractor
Kyle Dilbert, Owner – Ports	Mike Pelitteri, Specialty Subcontractors
Jim Dugan, Construction Manager	Linneth Riley Hall, General Owner
Thomas Golden, Design Industry - Architects	Louise Sweeney, Owner – Higher Education
Jeff Gonzalez, Owner – State DES	David Talcott, Design Industry – Engineer
Cory Hamilton, Owner – Public Hospitals	Tim Thomas, General Contractor
Sherry Harris, Minority/Women-Owned Business	Kyle Twohig, Owner – Cities
Michelle Helmholtz, Construction Trades Labor	Taine Wilton, Owner – School Districts
Brian Holecek, General Contractors	

8:00 am BUSINESS MEETING

Chair: Mike Shinn

Full Committee

- A full Committee was in attendance (30 members).
- Welcomed new members Eza Agoes and Jeannie Natta.
- Space was provided for Q&A & Lessons Learned Sharing
- Review of Alternative Subcontractor Selection Approval Process was extended to July 2022 to allow for more requests to come before the Committee. Only 10 requests have been approved in the last 6 months.
- Current timing of the Panel Procedures was reviewed, but more discussion is needed
- Bylaws review was deferred to the next Business Meeting
 - Updates are mostly Administrative.
 - Guidance on how to handle Emergency Projects was discussed but time was limited. More discussion is needed to allow all members time to fully express their thoughts on the best way to handle emergency projects on the rare occasion they come up.
 - Adding a guiding reference to RCW [39.28](#) followed-up by an informational email to the PRC & CPARB leadership may be added to the Bylaws verses writing a prescriptive new procedure. There is a concern of being too prescriptive by placing unnecessary limits on the public body seeking to be compliant with RCW [39.10.280](#) while their project actually falls under RCW 39.28 and [39.04.280\(1e\)](#).
 - Additional guidance may be added on how an applicant may request a special meeting if a special meeting is determined to be needed.

9:00 am WASHINGTON STATE UNIVERSITY – GC/CM & DB RECERTIFICATION

Review Chair: Jim Dugan; Full Committee in attendance

(Becky Barnhart, Thomas Golden, Louise Sweeney and Tim Thomas recused themselves)

Recertification Note: This is a consolidation of WSU’s GC/CM and Design-Build Certification with a written understanding that the new recertification renewal date will now be aligned with the original Design-Build certification date since it was about to expire on 3/28/2022. WSU acknowledged that their GC/CM certification alignment with the Design-Build Certification shortened their current GC/CM certification by 4 months.

- WSU is one of the original public agencies to become certified to utilize alternative contracting procedures in Washington. Over the last 3 years of certification, WSU has awarded a new JOC contract and 10 DB projects (2 of which are classified under the new under \$2M authorization).

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- Both DB and GC/CM procurements are conducted similarly and closely follow RCW requirements. No significant changes have been made since the prior certification, and no disputes have needed to be mediated. This is attributed to WSU's continual process improvement, with the advice of counsel, to make any necessary contract changes ensuring the contract terms are clear and fairly stated and reasonable.
- WSU promotes a culture of engagement, mentorship on project management methodology, and training inhouse and throughout the contracting community.
- Utilize diverse business inclusion engagement as a means to grow the pool of businesses available in Eastern WA
- Lessons Learned:
 - WSU is developing a program with small design build contracts with an eye towards addressing our deferred maintenance backlog which has been identified as a top 5 risk to the university.
 - Refine the deliverables for the RFQ, RFP.
 - Refine bonding and insurance requirements.
 - Goal of expanding opportunities for small and minority owned businesses.
 - Complete overhaul of our contract documents to right-size to smaller projects.
 - After a one-year hiatus, WSU hosted its annual Design Build Forum in 2021 with over 250 participants.
 - Refine the process and deliverables for design phase.
 - Simplify the RFQ/P process to avoid duplication with more concise submittals.
 - Partner with OMWBE to develop new tactics to raise the participation of small and minority businesses.
 - Partner with OMWBE and our DB teams to identify available firms.
 - Leverage our DB partners to increase advertising and outreach.
 - DB teams are finding ways to remove barriers (bonding, insurance, retainage, paid-when-paid passdowns, etc) to increase participation.

Public Comments: *No Public Comments*

Deliberation:

Panel members feel this application demonstrates excellent leadership and success with the application of alternative public works delivery methods; the lessons learned are immensely helpful with lowering the accessibility barriers to for small, diverse and private companies. WSU is one of the leaders in the use of alternative delivery statewide and were very active helping to achieve reauthorization of 39.10. The efforts they put forth for inclusion of MWBE and DBE firms places high value for inclusion of the smaller firms.

Conclusion:

Ato Apiafi made the motion to approve this joint recertification application and Linneth Riley Hall seconded the motion. Unanimous Approval 26/26

10:00 am SOUND TRANSIT – GC/CM RECERTIFICATION

Review Chair: *Jeff Jurgensen*; Full Committee in attendance

(Cory Hamilton and Jim Dugan left the meeting. Eza Agoes, and Linneth Riley Hall recused themselves)

- Has completed 7 GC/CM Projects (over \$1.8B), have 5 large Heavy Civil GC/CM projects underway (\$1.25B), and have 7 GC/CM projects in consideration.
- Sound Transit has been Certified for 9 years and have over 10 years' worth of GC/CM experience. There are 51 Sound Transit Staff with extensive GC/CM experience.
- Multiple Sound Transit staff participate in CPARB Committees, and Train through the AGC.
- Have exceeded goals for S/DBE and Apprenticeship Utilization
- Lessons Learned:
 - Early engagement with the GC/CM
 - Proactive Change Management
 - Contract Interface Coordination
 - Partnering/Issue Resolution
 - Subcontracting for inter-operability

Next PRC Meeting: January 27, 2022

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- Staff the project with team members that have the right attitude and experience
- Coordinated Installation Planning starting in preconstruction
- Systems Integration

Public Comment: *No Public Comments*

Deliberation:

Sound Transit has excelled in efforts to increase inclusion and involvement. They meet all of the criteria for certification and provided an exceptional presentation.

Conclusion:

Sherry Harris made the motion to approve this recertification application and Timothy Buckley seconded the motion. Unanimous Approval 26/26

10:00 am CITY OF BELLINGHAM – GC/CM
 - *POST POINT RESOURCE RECOVERY PROJECT*

Panel Chair: Timothy Buckley

Panel: Ato Apiafi, David Beaudine, Timothy Buckley, Kurt Boyd, Thomas Golden, Karl Kolb, Tim Thomas, Kyle Twohig, Taine Wilton

Presentation:

- Project Cost: approximately \$221M
- Replacement of the City’s incineration process (of Class A biosolids), including ancillary upgrades, treatment processing, and electrical and instrumentation systems.
- As part of the upgrading of systems, a new Resource Recovery Center is included to replace inadequate facilities.
- Project meets RCW Requirements for Heavy Civil GC/CM.
- Team has experience and capacity for project success
- Significant community and stakeholder outreach is on-going to include advertisements with OMWBE, local new outlets and internet resources.

Public Comments: *No Public Comments*

Deliberation:

The panel felt this application qualifies for GC/CM Heavy Civil, and depending on who they select for a GC/CM they may need to come back to the PRC for ASSP. Sequencing will be very critical to the success of the project.

Conclusion:

Kurt Boyd made the motion to approve this project application and Kyle Twohig seconded the motion. Unanimous Approval 8/8

12:00 pm ADJOURN

Guests:

Arbuckle, Jeri	O’Neil, Bryson; WSU
Barbre, Chase; PCL Construction	Olinger, Michael; City of Bellingham PW Ops Asst Dir
Bradshaw, Steven; City of Bellingham Plant Super.	Owen, Geoff
Capka, Rick; Sound Transit, Dept Project Director	Paul, Tom; Mortensen Construction
Chandler, Dan; OAC Services	Robinson, Jonté; Sound Transit, Chief DEI Officer
Clark, Dale	Schulhauser, Chad; City of Bellingham PW Engineer Asst Dir
Cody, Dan; APD Procurement with Parametrix	Skinner, Kara
Datz, Nick; Sound Transit Technical Advisor	Smith, Shelby; Dep. Proj. Manager Brown & Caldwell
Day, Stephen; Project Manager City of Bellingham	Stamps, Matthew; City of Bellingham Asst. Attorney

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DeLalla, Craig; Sound Transit, Dir-Systems Eng & Integ.	Temple, Bonnie; PCL Construction
Garside, Jason; GC/CM Advisor, Carollo Engineers	Thompson, Andrew, Granite Construction (Heavy Civil)
Giesbrecht, Tadd; OA Lead, Carollo Engineers	Thorstenson, Mike; PM Brown & Caldwell
Harper, Jason; WSU, Lead Construction Manager	van der Lugt, Lisa; OMWBE
Huff, Maja; WSU, Capital Contracts Manager	Wallace, Graehm, Perkins Coie
Jones, Leslie; Sound Transit, Chief Labor Relations Officer	Yang, Olivia; WSU, Assoc VP Facility Services
Kline, Joe; WSU, Asst VP Capital & Operations	Zahn, Janice; Port of Seattle\CPARB Chair
Lanier, Amanda; Sound Transit	<i>Unidentified:</i>
Maldonado, Elizabeth	<i>David D.</i>
Murata, Rachel; OMWBE	<i>Petra</i>