

Capital Projects Advisory Review Board

**PROJECT REVIEW COMMITTEE**

May 27, 2021

**Minutes**

*Virtual Meeting via ZOOM*

**Members Attending:**

Mike Shinn, Specialty/Subcontractors ( <i>PRC Vice Chair</i> )	
Ato Apiafi, Minority/Women Businesses	Brian Holecek, General Contractors
Becky Barnhart, Design Industry – Architect	Dave Johnson, General Contractors
David Beaudine, Construction Managers	Jeff Jurgensen, Construction Managers
Kurt Boyd, Specialty/Subcontractors	Karl Kolb, Design – Industry Engineers
Timothy Buckley, Private Sector	Art McCluskey, Owner – General Public
Kyle Dilbert, Owner – Ports	Sherrie Montgomery, Owner – Higher Education
Quinn Dolan, General Contractors	Jessica Murphy, Owner – Counties
Jim Dugan, Construction Managers	Mark Ottele, General Contractor
Thomas Golden, Design Industry – Architects	John Palewicz, Owner – Higher Education
Jeff Gonzalez, Owner – State – DES	Mike Pellitteri, Specialty/Subcontractors
Cory Hamilton, Owner – Public Hospitals	Linneth Riley Hall, General Owner
Sherry Harris, Minority/Women Businesses	Louise Sweeney, Owner – Higher Education
Michelle Helmholz, Construction Trades/Labor	Kyle Twohig, Owner – Cities

**8:02 am WESTERN WASHINGTON UNIVERSITY – GC/CM Project Addendum  
- Electrical Engineering & Computer Science Facility**

**Panel Chair:** Tom Golden

**Panel:** Ato Apiafi, Jim Dugan, Karl Kolb, Art McCluskey, Mark Ottele, Linneth Riley Hall, Mike Shinn

**Presentation:**

- Original approval was acquired December 3, 2020.
- Requesting Alternative Subcontractor Selection Process (ASSP) for Mass Timber Structural System.
- Design Phase fees offset by schedule advantage of early procurement
- WWU, GC/CM & M/ECCM’s committed to meet or exceed 20% DBI
- Public Benefit includes early integrated collaboration of Mass Timber Manufacturer consultants avoids conflicts during design, scheduling, and procurement.
- Meets all RCW criteria

**Public Comment:** No Public Comments

**Deliberation:**

WWU is the first in Washington to use mass timber this way on this scale. The panel was very interested in how this system will be integrated and expressed interest in following this project. The lessons that will be learned would be very helpful for owners considering the same system down the road. CMT mass timber projects like this are very tricky, as the details have to happen during manufacturing and not on the construction site. It’s helpful to have the manufacturer as part of the design and construction team.

**Conclusion:**

*Linneth Riley Hall made the motion to approve the use of the Alternative Subcontractor Selection Process. Ato Apiafi seconded the motion.*

**Unanimous Approved 8/8**

**8:38 am BUSINESS MEETING**

**Chair:** Mike Shinn

**Full Committee**

1. Vice Chair Elections – Jeff Jurgensen was elected as the incoming Vice Chair.

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2. The Committee discussed some of the updates to RCW 39.10 and how they immediately impact how the Committee does business.
  - a) GC/CM Addendum and Addendum Score Sheet Drafts were discussed
  - b) GC/CM Addendum Subcommittee was formed to review the revisions to RCW 39.10.250 & 39.10.385, and bring a new draft Addendum and Score Sheet to the June 24<sup>th</sup> PRC Business Meeting for Committee Review.
  - c) Addendum Subcommittee will also review the GC/CM Project Application and make recommendations on its revision as well.
3. The Committee Bylaws will need to be updated, but priority will be on the GC/CM Addendum and Project applications. Members interested can email Talia.
4. The Committee was informed of the new and returning members as voted at the May CPARB meeting

**9:33 am SOUND TRANSIT – DESIGN-BUILD RECERTIFICATION**

**Chair:** John Palewicz

**Full Committee**

**Presentation:**

- Currently have nearly \$3B invested in Design-Build projects
- Have over 75 staff with DB experience and 52 with DBIA Certifications. Staff development includes DB training offered to all staff.
- DB practices are continuing to evolve by identifying and incorporating lessons learned to provide ever improving deliverables.
- Sound Transit is involved with the greater community by being engaged with CPARB, AGC and DBIA.
- Workforce utilization consistently exceeds goals and expectations
- Meets all RCW Requirements

**Public Comment:** No Public Comments

**Deliberation:**

The panel was impressed with Sound Transit's presentation. They are clearly leaders within the contractor community and very experienced, well connected and qualified to continue providing Design-Build delivery.

**Conclusion:**

*Timothy Buckley made the motion to approve this Recertification application. Sherry Harris seconded the motion. Unanimous Voice Vote Approved 23/23 (Linneth Riley Hall Recused)*

**10:30 am KING COUNTY METRO – GC/CM  
– ATLANTIC BASE REFURBISHMENT PROJECT**

**Panel Chair:** Brian Holecek

**Panel:** Ato Apiafi, Jeff Gonzalez, Michelle Helmholtz, Karl Kolb, Sherrie Montgomery, Jessica Murphy, Mike Pelitteri

**Presentation:**

- Project Cost: \$42 M.
- Full concrete paving and underground infrastructure replacement and upgrade to include storage tanks, drainage, trolley infrastructure, and utilities.
- Must remain operational during construction, geotechnical issues, heavy sequencing and phased implantation\ scheduling needed for success.
- Heavy Civil
- Well qualified team with experience and capacity for success.
- Project meets all RCW requirements for GC/CM.

**Public Comment:**

**Mike Shinn, Shinn Mechanical:** I just hope that the county follows the RCW's on this project and remind them they have to list their subcontractors, whether it be an electrician, a plumber, etc. They need to list even themselves if they wish to self-perform.

**Deliberation:**

The panel felt this project is a suitable use of GC/CM Heavy Civil. While many of the technical issues have been acknowledged, the Owner is advised to make sure to incorporate an allowance for time adjustments as the scope is refined and unknowns are identified. This owner is known to be very inclusive, but they are cautioned to remember to address it in their presentations and not rely solely on their reputation. Owner is cautioned to include in the project advertisement that this is a Heavy Civil project. The panel took the time to clarify that this project is not requesting Alternative Subcontractor Selection, and will return to the PRC if it is determined they wish to do so down the road.

**Conclusion:**

*Ato Apiafi made a motion to approve this project application. Jessica Murphy seconded the motion.*

**Unanimous Approval 8/8**

**11:30 am KING COUNTY FACILITIES MANAGEMENT\HARBORVIEW MEDICAL CENTER - DESIGN-BUILD  
– MALENG BUILDING SINGLE PATIENT ROOM PROJECT**

**Panel Chair:** Jessica Murphy

**Panel:** Ato Apiafi, Cory Hamilton, Michelle Helmholz, Karl Kolb, Sherrie Montgomery, Mike Pelitteri, Louise Sweeney

**Presentation:**

- Project Cost: \$75M.
- Conversion of 2 floors in the Maleng Building into inpatient units and renovation of NJB for outpatient use to increase number of single patient room capacity across the Harborview complex.
- 2 phased project as the facilities must remain operational during construction.
- Project meets all the RCW criteria.
- Project team has extensive experience to perform progressive Design-Build.

**Public Comment:**

**Pete Maslenikov with Skanska:** Hello, I'm Pete Maslenikov with Skanska. I'd like to state just our support for the approval of the Harborview Maleng Single Bed project in their application for the use of progressive Design-Build as a delivery method. You know there's many benefits that King County can and will realize by contracting under this method. You know and some of them were mentioned, where the expedition of schedule, where we can start work ahead of the completion of design. Additionally, it allows the team to design to a target budget, and you have better accuracy of your budgets and your ability to meet those target budgets. And then lastly, it really does offer a more flexible method in procuring subcontractors and a better way of gaining equity and inclusion and contracting with local minority women and disadvantage businesses. And so, for all these reasons, we at Skanska are in support of approving the Maleng project as a progressive Design-Build delivery method. Thank you.

**Deliberation:**

This is a good project for Design-Build, as the progressive approach will help flesh out the scope and manage the project risks. A couple of items that were not in the presentation but were in the application are the importance of the pre-planning disruption mitigation activities, and utility shutdown procedures which are critical to maintaining patient care during construction. Additionally, the ability to investigate spaces during the design and utilize technology, and especially the MEP are important supporting factors for the use of progressive design-build for this project. The application was thorough and concise with good application of lessons learned from their prior project.

**Conclusion:**

*Sherrie Montgomery made a motion to approve the project application. Michelle Helmholz seconded the motion.*

**Unanimous Voice Vote Approval 8/8**

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**12:30 pm**      **ADJOURN**

**Guests:**

Agoes, Eza	Kowaiski, Ian; Supporting PM for King County
Alfonzo, Layne	Lanier, Amanda; Sound Transit
Apana-Williams, Florence	Lucas, Ted; Chief of Proc & Const for Sound Transit
Asavalerpanich, Jeff	Maibusch, Bill
Aske, Brian; DBIA NW & Lease Crutcher Lewis	Malone, David; CPO for King County
Baca, Joe; BDCC for King County	Maslenikov, Pete; Skanska USA
Baker, Kim; P2A Inc.	McKeever, Kelley
Baltes, Nick	Mihkels, Jon; Proj Dir of New Facilities Sound Transit
Berard, Brian; Project Manager for King County	Miller, Patrick; OAC
Bennett, Ronnie; King County	Moazzami, Amir; Project Engineer for King County
Blue, Alexis – Architect, Perkins & Will	Nnambi, Brenda; Department Director Sound Transit
Brenner, Rick; Western WA University	Novy, Elizabeth
Buchanan, Todd; HOK	Ogden, Tristan; Turner Construction
Carlton, Casey	Payne, Forest; Western WA University
Chamness, David; Callison RTKL	Pennie, Carol; King County Project Rep.
Chandler, Dan; GC/CM Advisor OAC for King County	Ramsey, Scott
Chang Fuller, Marjorie; Hoffman Construction	Rundquist, Katie; Hensel Phelps
Chernick, Darren; Procurement Lead for King County	Salisbury, Kenda; Degenkolb Engineering
Clark, Dale	Sawin, Todd
Clinch, Andy	Shewell, Stacy; PM/CM OAC for King County
Cummings, Mary	Shinn, Mike; Shinn Mechanical
Datz, Nick; Technical Advisor for Sound Transit	Smids, Kirsten; OAC Sr. Project Coordinator
Davis, Tina	Spoelstra, Michoan; Absher Construction
Duke, Patrick	Stoner, Jim; Hainline & Assoc.
Everson, Marc; Abbott Construction	Storaasli, Denise
Feldsted, Derek; Skanska USA	Takehara, Grace
Fugere, Jeremy; Keithly Barber Assoc.	Thompson, Andrew; Granite Construction\CPARB
Gephart, Sean; Lease Crutcher Lewis	Tiechman, Melissa; Senior Director OAC
Griffin, Duncan	Trautman, Christy; King County
Henderson, Shelly	Tully, Carl; NBBJ
Hicker, Joe; Project Manager for King County	Ulrich, Lisa
Homme, Lauren; E4H	Walling, Christopher
Jobs, Dave; OAC	Wilcox, Brent; OAC
Johnson, Kim; OAC	Williams, Gerald; Construction Manager King County
Johnson, Warren; Walsh Group	Wolf, Molly; NBBJ
Jurgens, Keith; Mortensen	<i>Unidentified:</i>
Kelu, Melissa; TGB Architects	<i>1206***885</i>
Kim, Jennifer; Mortensen	<i>1509***014</i>
Klainer, Ted; Director of Capital Development HMC	<i>Brian's iPhone</i>