

CAPITAL PROJECTS ADVISORY REVIEW BOARD
PROJECT REVIEW COMMITTEE

Northwest Carpenters Facility
First Floor Conference Room
25120 Pacific Highway South
Kent, Washington

Meeting Notes
January 23, 2020

MEMBERS PRESENT

Dugan, Jim; Construction Manager	Johnson, Dave; General Contractor
Peters, Ed; School Districts	Jurgensen, Jeff; Construction Manager
Apiafi, Ato; Minority/Women Businesses	McCluskey, Art; Owner – General Public
Boyd, Kurt; Specialty/Subcontractor	Murphy, Jessica; Owner - Counties
Buckley, Timothy; Private Sector	Nakamura, Jason; Minority/Women Businesses
Dilbert, Kyle; Owner - Ports	Obunike, Sam; Design Industry – Engineer
Dolan, Quinn; General Contractor	Ottele, Mark; General Contractor
Eppler, Bryan; Specialty/Subcontractor	Palewicz, John; Owner – Higher Education
Golden, Thomas; Design Industry – Architect	Riley Hall, Linneth; General Owner
Hall, Rustin; Design Industry – Architect	Shinn, Mike; Specialty/Subcontractor
Hillinger, Howard; Construction Manager	Talcott, David; Design Industry – Engineer
Holecek, Brian; General Contractor	Twohig, Kyle; Owner – Cities

9:00 am CITY OF WEST RICHLAND – DESIGN-BUILD
- CITY OF WEST RICHLAND POLICE FACILITY PROJECT

Panel Chair: Brian Holecek

Panel: Jim Dugan, Art McCluskey, Bryan Eppler, Sam Obunike, Linneth Riley-Hall, Mike Shinn, Kyle Twohig

- Project Cost: \$12.4M
- New construction of 23,000 sf Police Facility to include administration and operations for staff, animal control, evidence, and Department of Corrections.
- Proposed project will be constructed on a 5-acre lot and will include secured and unsecured parking, and an impound yard.
- Meets RCW Requirements

Public Comments: *No Public Comments*

Panel Deliberation and Determination:

Tight Budget and schedule, so Progressive Design-Build is a good choice. Perfect project for PDB, meets RCW, experienced team, and outstanding efforts for WMBE utilization especially in eastern Washington. Well thought out answers to the questions.

Jim Dugan made a motion to approve this application. Mike Shinn seconded the motion.

Approved 8/8

10:00 AM ELLENSBURG SCHOOL DISTRICT - DESIGN-BUILD
- LINCOLN ELEMENTARY MODERNIZATION PROJECT

Panel Chair: Howard Hillinger

Panel: Jim Dugan, Art McCluskey, Jason Nakamura, Sam Obunike, Linneth Riley-Hall, Mike Shinn, Kyle Twohig

- Project Cost: \$22.5M
- Modernization of 1949 49,607 sf building increasing to 56,000 sf and will include reorganization of current space, modernization of non-renovated spaces, a new gymnasium, installing an elevator to increase ADA accessibility, new

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visitor parking with parent drop-off area, installing seismic upgrades, and adding in new mechanical, electrical, plumbing and fire suppression systems.

- Project meets RCW Requirements for Progressive Design-Build.
- Project Team is experienced and well qualified.

Public Comments: *No Public Comments*

Panel Deliberation and Determination:

A lot of complexity on this project, has the right team to meet the challenges, meets RCW requirements.

Jim Dugan made a motion to approve this application. Jason Nakamura seconded the motion.

Approved 8/8

ROOM A

11:00 AM ROCHESTER SCHOOL DISTRICT – GC/CM

- EXPANSION & MODERNIZATION OF ROCHESTER HIGH SCHOOL PROJECT

Panel Chair: Quinn Dolan

Panel: Rustin Hall, Brian Holecek, Linneth Riley-Hall, Jason Nakamura, Ed Peters, Mike Shinn, Kyle Twohig

- Project Cost: \$70.5M
- Expansion and modernization of the 1989 66,400 sf Rochester High School to accommodate 800 students. Project would include additional classrooms, new administrative spaces, replacement of failing HAVC, fire suppression and alarm systems, and improve CTE, arts and athletic spaces.
- Funding is secured
- Project Team has necessary experience for success with GC/CM
- Meets RCW Requirements

Public Comments:

Jim Phillips with Forma Construction. The expertise and framework the team has in place for working with a first time user of GC/CM pushes towards success and is a good example of Best Practices from an industry perspective.

Panel Deliberation and Determination:

Project meets RCW requirements, knowledgeable team, and good schedule. They didn't supply a written management plan, and if the panel wasn't familiar with the heavy players on the team they might not have been approved for not supplying all the documents. They have complex themes to deal with, but overall the panel feels they will be successful.

Mike Shinn made a motion to approve this application. Edward Peters seconded the motion.

Approved 8/8

ROOM B

11:00 AM MUKILTEO SCHOOL DISTRICT – GC/CM

- DISCOVERY ELEMENTARY SCHOOL ADDITION PROJECT

Panel Chair: Kurt Boyd

Panel: Ato Apiafi, Kyle Dilbert, Thomas Golden, Howard Hillinger, Dave Johnson, Art McClauskey, Sam Obunike

- Project cost: \$30M
- 25,000 sf, 2-story standalone addition will be constructed between the elementary and middle schools, will have accessible connections to both schools, will add 16-20 classrooms, restrooms, associated support spaces and utilities to existing elementary school.
- Project team has extensive GC/CM experience

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- Meets RCW Criteria

Public Comments:

Seth Corma with Cornerstone General Contractors. They have worked with the team in the past, they are highly qualified and Cornerstone feels confident they will successfully complete this project.

Bill Dobyms with Lydig Construction and member of CPARB. Great project for this delivery method. He has worked with the district and feels this is a great project for GC/CM

Jeff Gould with Forma Construction. Concur this is a prime project for GC/CM. It's got a compressed schedule, an active site, and a lot of logistics planning. Part of that planning will be communicating that plan to the subcontractor markets to help put value in their plan and not put risk back into the market. This team is set up to do just that, so we completely endorse the use of GC/CM as the delivery method for this project.

Panel Deliberation and Determination:

Clear procurement process, good WMBE outreach strategy, and a complex occupied site. Competent qualified team, good clear presentation, good example of a GC/CM project, meets RCW requirements, only concern is contingency amount but with the experience on the team it should not be an issue.

Dave Johnson made a motion to approve the application. Ato Apiafi seconded the motion.

Approved 8/8

**12:30 PM PORT OF SEATTLE – GC/CM & DESIGN-BUILD
- RECERTIFICATION**

Panel Chair: Ed Peters

Panel: Full Committee

- Design-Build projects since last recertification: 1 Completed (\$26M), 1 in Design (\$4.6M), 1 in Procurement (\$2.5M), and one in Construction (\$774M). Total estimated DB construction costs \$807.1M.
- GC/CM projects since last recertification: 2 in Preconstruction (\$73M), and 1 in Construction (\$482M). Total estimated GC/CM construction cost \$555M.
- The Port actively engages to assist with improvements to the industry by participating on CPARB, CPARB Committees, DBIA, AGC, Owner subcommittees, and public owner roundtables.
- 25.6% of contracts are with WMBE prime contractors.
- The Port has a Diversity in Contracting Department that specializes in services to support WMBE firms doing business with the Port to include training and dispute resolution.
- Lessons Learned:
 - Continue to set owner and team culture for partnership in alternative delivery methods
 - Provide opportunity for proposers to give input to contract terms and conditions
 - Utilize the pre-construction (GC/CM) and Validation periods (DB) to leverage the knowledge of contractor to influence design, schedule and constructability
 - Greater possibility to increase WMBE utilization

Public Comments: No Public Comments

Panel Deliberation and Determination:

The Port has made great efforts for WMBE inclusion, and the panel would like to see statistics in future applications. They have eloquently and outlined how to determine which alternative delivery method to use. Alternative Delivery is a

practice in collaboration and understanding how to work together. The Port has demonstrated they have a very collaborative processes set up. They are one of the more advanced Public Bodies when it comes to DB and GC/CM.

Mike Shinn made the motion to approve this application. Jeff Jurgensen seconded the motion.

Approved 20/20

ROOM A

1:30 PM SEATTLE SCHOOL DISTRICT – GC/CM

- VAN ASSELT SCHOOL ADDITION & MERCER MIDDLE SCHOOL REPLACEMENT PROJECT

Panel Chair: Jeff Jergensen

Panel: Kurt Boyd, Kyle Dilbert, Quinn Dolan, Thomas Golden, Ed Peters, Jason Nakamura

This is a multi-school combined project.

- Van Asselt Interim School Addition Project Cost: \$44.1M
- Construction of 30-classroom and gym addition to expand the capacity of an existing elementary school to accommodate 1,000 students.
- Will include renovation and potential relocation of existing historic 1909 schoolhouse and improvements to existing 1950 school building.
- Kimball Elementary School students will be onsite during construction.
- Mercer Middle School Project Cost: \$152.5M
- Existing buildings will be demolished and new multi-story 176,000 sf middle school will be constructed.
- Mercer staff and students will be temporarily housed at Van Asselt during construction.
- Schedule is very specific and interdependent for project success, so one architect and one GC/CM will be responsible for both projects.
- Funding is secured via 2019 Levy approval, and SCAP from OSPI.
- Seattle School District has extensive knowledge in the use of GC/CM
- Meets RCW requirements
- Provides fiscal and public benefit to community and district.

Public Comments:

Andrew Johnson with Lydig Construction. He is familiar with the team, they are great at GC/CM and will do the project justice. As a Construction Contractor he applauds the strategy, effort and thought of combining two separate complex projects into one. That connection with that critical link breeds accountability from an owner, architect and contractor. The rate at which Seattle Public Schools enforces a build and to only have 3 subcontractor claims which have all settled for a total under \$1M, speaks to a fair and pragmatic approach to building. As a contractor and citizen of Seattle, he would argue there should be more GC/CM projects in Seattle. He fully supports this project.

Brian Gormley with Cornerstone General Contractors. He has had an opportunity to work with Seattle Public Schools and SOJ on two GC/CM projects. He has also worked with a variety of owners across the western Washington. He finds the Seattle School District to be excellent implementers of the GC/CM process. He strongly supports this application.

Rick Levoch with B&B Builders. Has worked with SOJ for 12 years on GC/CM projects. Has also worked with Seattle Public Schools on GC/CM projects over the years. Every project he has done with those two entities has been a benefit to the community. He supports this project.

Jeff Gould Forma Construction. He is in support of the use of the GC/CM method. He has worked with Seattle Public Schools on a number of projects. They are always excited when school districts push the envelope on what GC/CM can be vs what it is currently. Combining these two projects just makes sense with GC/CM. He is in support.

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Bill Dobyns with Lydig Construction and a member of CPARB. He has worked with both SOJ and Seattle Public Schools, and they are well qualified to run a project with the GC/CM delivery method. This is a very complicated and complex project, and he knows they will run it well. For those reasons he is in support.

Panel Deliberation and Determination:

The panel was impressed by the amount of thought that has gone into the details and asset planning of this project, their team is well qualified, and it would be of value if the competence shown by Seattle School District was universal across the state. The most value an owner can get out of a GC/CM is to have them onboard at the beginning of the project. Tying these 2 projects together was an excellent idea since their schedules are so intimately choreographed, it will add a level of accountability that might not otherwise be present.

Kurt Boyd made the motion to approve this application. Edward Peters seconded the motion.

Approved 8/8

ROOM B

1:30 PM SPOKANE VALLEY FIRE DEPARTMENT – DESIGN-BUILD
- SPOKANE VALLEY FIRE MAINTENANCE FACILITY PROJECT

Panel Chair: David Talcott

Panel: Ato Apiafi, Timothy Buckley, Bryan Eppler, Dave Johnson, Rustin Hall, Mark Ottele, John Palewicz

- Project Cost: \$5.25M
- New 10,000 sf facility will have 5 extended bays to accommodate new longer tiller trucks, each bay will be a drive through to provide safer easy access, will better accommodate current fleet maintenance needs and increase in-house services.
- Funding secured through 2019 levy approval.
- Meets RCW Criteria

Public Comments:

Brian Harris with TCA Architecture. His business is essentially designing fire facilities, maintenance facilities, etc. Some of the challenges they have seen over the last 5-6 years has been sub availability with huge issues with quality in terms of how they work. What happens is with a fixed budget and constant changing economic conditions, projects can easily go sideways. This facility will essentially house and maintain three \$1.5M tiller trucks that will be more valuable than the facility itself. It's essential that the project gets the appropriate amount of time and attention to ensure the project stays on schedule.

Panel Deliberation and Determination:

Team has a lot of experience. Project meets RCW criteria. Using Progressive Design-Build for this project was a good decision by the owners and they should see significant public benefit.

Dave Johnson made the motion to approve this application. Rustin Hall seconded the motion.

Approved 8/8

2:30 PM SEATTLE SCHOOL DISTRICT – GC/CM
- RAINIER BEACH HIGH SCHOOL REPLACEMENT PROJECT

Panel Chair: Timothy Buckley

Panel: Ato Apiafi, Kurt Boyd, Jeff Jurgensen, Dave Johnson, Bryan Eppler, Mark Ottele

- Project Cost: \$238.3M
- Construction of a new multi-story 233,700 sf high school and modernization of the existing 19,300 sf theater.
- New facility will house about 1,600 students in grades 9-12.

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- Occupied site will remain operational throughout the project
- Funding is secured via 2019 Levy approval, and SCAP from OSPI.
- Seattle School District has extensive knowledge in the use of GC/CM
- Meets RCW requirements
- Provides fiscal and public benefit to community and district.

Public Comments:

Bill Dobyns with Lydig Construction. He has been a school builder for almost 35 years and this is one of the most complex school construction projects he's ever seen. This project is well qualified for this delivery method. With the experience at the table he fully supports approval of this project.

Brian Gormley with Cornerstone General Contractors. He has had the opportunity to work with Parametrix and Seattle School Districts on multiple GC/CM projects, and knows they know how to capture all the benefit the GC/CM method allows. This project is going to need all of that, so they are in full support of approval of this project.

Andrew Johnson with Lydig Construction. Is in attendance as a GC, but is compelled to comment as a community member who lives close to the Rainier Beach High School. Everything said about the community is true and these students deserve a 21st learning environment more than this school. As a professional, looking at RCW 39.10 was created to maximize value for the public, and he cannot think of a better delivery method to give the best value to the community on this project. As a peer and public constituent, he asks that the panel approve this project.

Panel Deliberation and Determination:

The panel was in consensus that this project is perfect for GC/CM.

Jeff Jurgensen made the motion to approve this application. Dave Johnson seconded the motion.

Approved 7/7

3:30 PM ADJOURN

STAFF, GUEST, AND PRESENTERS

Aiken, Brian; Ellensburg School District	Kim, Justine; Project Manager Mercer MS with SOJ
Bain, Brantley; Renton School District	McBride, David; Sr PM with OAC
Baker, Talia; Department of Enterprise Services	McShane, Nicole; Turner Construction
Balzarini, Cynthia; OAC	Miller, Jonathan; Sr. Proj Mgr with OAC\SVFD
Becker, Eric; Sr. Proj Mgr Seattle School District	Mooseker, Karen; Exec Dire. with Mukilteo School Dist.
Bernau, Ethan; Project Manager Van Asselt with SOJ	Mu, Steve
Best, Richard; Director Seattle School District	Munden, Heather; Port of Seattle
Boelk, Sharilynn; Asst PM with OAC	Murakami, Stephen; Mukilteo School District
Chandler, Dan; OAC	O'Brien, Tim; Spokane Valley Fire District
Coleman, Lawrence; Port of Seattle	Oremus, Kevin; PIC\Hutteball & Oremus Architecture
Coombs, Seth; Korsmo	Peterson, Angela; Port of Seattle
Corma, Seth; Cornerstone General Contractors	Phillips, Jim, Forma Construction
Dilbert, Kyle; Port of Seattle	Pond, Kaitlin; Hutteball & Oremus Architecture
Dobyns, Bill; Lydig Construction	Popovich, Paul; Sr. Project Manager with Parametrix
Dowell, Ed; Dir F&M for Rochester School District	Pratt, Jill; BM for Rochester School District
English, Chris; OAC	Romero, Mitch; PIC/PM with OAC
Feldmeyer, Matt; Renton School District	Skutack, Mike; Sr. Project Manager with SPS
Fry, Kim; Superintendent for Rochester School District	Slade, Roscoe; City of West Richland
Gardella, Damon; Sr. Project Manager with OAC	Soike, Tina; Port of Seattle

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Garett-Gordon, Angela; Ellensburg School District	Struthers, Matt; Korsmo
Gormley, Bryan; Cornerstone General Contractors	Thaxton, Robynne; City of West Richland
Gotheer, Wayne; Port of Seattle	Tong, Brad; PIC for SOJ
Gould, Jeff; Forma Construction	Tingstand, Traci; Renton School District
Harris, Brian; TCA Architecture	Urban, Brian; Skanska USA
Henderson, Shelly; PM for Mukilteo School District	Wallace, Graham; Perkins Coie
Ho, Brian; Principal-In-Charge with TCF Architecture	Woodruff, Drew; City of West Richland
Johnson, Andrew; Lydic Construction	Zahn, Janice; Port of Seattle
Keller, Kristine; OAC	