

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

December 3, 2020

Minutes

Virtual Meeting via ZOOM

Members Attending:

Edward Peters, School Districts (PRC Chair)	Mike Shinn, Specialty/Subcontractors (PRC Vice Chair)
Ato Apiafi, Minority/Women Businesses	Jeff Jurgensen, Construction Managers
David Beaudine, Construction Managers	Karl Kolb, Design Industry – Engineers
Kurt Boyd, Specialty/Subcontractors	Art McCluskey, Owner – General Public
Quinn Dolan, General Contractors	Mark Ottele, General Contractors
Jim Dugan, Construction Mangers	John Palewicz, Owner Higher Education
Thomas Golden, Design Industry – Architects	Linneth Riley Hall, General Owner
Sherry Harris, Minority/Women Businesses	David Talcott, Design-Industry Engineers
Brian Holecek, General Contractors	Kyle Twohig, Owner – Cities
Dave Johnson, General Contractors	

8:00 am WESTERN WASHINGTON UNIVERSITY, GC/CM PROJECT
– ELECTRICAL ENGINEERING & COMPUTER SCIENCE FACILITY

Recertification Chair: Tom Golden

Panel Members: Ato Apiafi, Kurt Boyd, Jim Dugan, Karl Kolb, Art McCluskey, Mark Ottele, Linneth Riley Hall

Presentation:

- 40K SF new Construction, 20K SF renovation, Exceptionally high goals and emphasis on Sustainability
- \$68 M. Total Project Budget
- Project Team has great depth of experience and qualifications in GC/CM and other Alternative Project Delivery methods.
- Project meets three of the RCW requirements for GC/CM:
 - Complex Phasing on an occupied site
 - Need for integrated design and construction team during design
 - Complex technical requirements for site and systems
- Presented Lesson Learned

Public Comment:

Matt Lubbers with BN Builders offered support for this application. He is working with both WWU team members and the Perkins & Will representatives on another project and they have proved to be great collaborative partners. The team fully understands the GC/CM method and he feels this projects will be a success even with the challenges they face.

Deliberation:

This was a great presentation, and there is no doubt they have an excellent team. The lessons learned shared an above average eye for tracking deals others may miss. They have ambitious sustainability goals that will be groundbreaking when the project is complete.

Conclusion:

Jim Dugan made a motion to approve this project application. Ato Apiafi seconded the motion.

Unanimous Approval 8/8

9:00 am FEDERAL WAY SCHOOL DISTRICT – GC/CM PROJECT
– OLYMPIC VIEW K-8 SCHOOL

Recertification Chair: Mark Ottele

Panel Members: Ato Apiafi, Kurt Boyd, Jim Dugan, Tom Golden, Karl Kolb, Art McCluskey, Linneth Riley Hall

Presentation:

- Replace existing building with a new 64K SF facility on existing site. School will move to swing site during construction. \$48 M. Total Project Budget.
- District staff and consultants have recent GC/CM experience on several projects.

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- Project meets three of the RCW requirements for GC/CM:
 - Complex scheduling in consequence of major permitting delays
 - Need for integrated design and construction team during design
 - Complex technical requirements for site and systems, including poor foundation conditions across entire site, and possible contamination
- Discussed Lesson Learned

Public Comment:

Matt Lubbers with BN Builders offered support for this application. He has worked with both the school district and McGranahan and feels they are both proficient and really understand the GC/CM delivery model. Even though there weren't stated inclusion goals, the Star Lake Totem project is at a little over 24% for subcontracting diverse certified firms. He feels the Olympic View project is ideal for GC/CM with its phased permitting and construction, the phased bid packaging, the aggressive schedule and budget, and the need to bring on subcontractors early in the pre-construction to help with the soil issues and GOP constraints.

Dave Flynn with Cornerstone General Contractors is currently working with Federal Way School District on their Thomas Jefferson High School Project which is going successfully and has a diversity participation just above 12%. He feels the Federal Way School District and McGranahan Architects are very adept at doing GC/CM projects. He feels this is a great project for GC/CM and urges approval of the project.

Deliberation:

The panel shared some concern about the asbestos mediation and hopes the School District will utilize the GC/CM to contain and address it. The project meets the RCW requirements. The use of progressive Design-Build was encouraged for the School District to look into for similar non-historic projects that are for unoccupied sites, as it would allow them to stay involved, increase cost savings to the taxpayers, and have more control of the diversity and inclusion participation. The MWBE representative stressed the need for sharing success numbers to satisfy MWBE requirements. Applicants should be willing to show their efforts to satisfy those requirements. Over all the panel was satisfied that the project meets the requirements for GC/CM.

Conclusion:

Linneth Riley Hall made the motion to approve this project application. Jim Dugan seconded the motion.

Unanimous Approved 8/8

10:00 am TACOMA PUBLIC SCHOOLS, DESIGN-BUILD PROJECT

– Fawcett Elementary School Replacement

Panel Chair: Brian Holecek

Panel Members: Ato Apiafi, David Beaudine, Kurt Boyd, Tom Golden, Karl Kolb, Art McCluskey, Linneth Riley Hall

Presentation:

- Replace existing building with a new 50K SF facility on existing site. School will move to swing site during construction. \$35.9 M Total Project Budget.
- District emphasizes equity in procurement, adopted Governor's goals for W/MBE participation, has exceeded own goals on previous D/B projects.
- District staff and consultants have recent D/B experience on several projects.
- Project meets two of the RCW requirements for D/B:
 - Opportunity for innovation and efficiencies between designer and builder. Site, structure and systems optimization were achieved on previous D/B elementary school replacement. Ability to dramatically reduce overall schedule.
 - Significant savings in project delivery time. Previous D/B elementary school replacement achieved a time savings of one year, which reduced costs.
- Discussed Lesson Learned

Public Comment: *No Public Comments*

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Deliberation:

Panel members felt this was one of the best presentations for a school district they have seen. The School District shared an impressive MWBE metrics, lessons learned, and team selection process. The project clearly meets the RCW requirements, funding is secured and closely tracked, and they have a strong collaborative team.

Conclusion:

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

Unanimous Approval 8/8

11:00 am TACOMA PUBLIC SCHOOLS, DESIGN-BUILD PROJECT
– *Synthetic Fields Bundle*

Panel Chair: Kurt Boyd

Panel Members: Ato Apiafi, David Beaudine, Tom Golden, Brian Holecek, Karl Kolb, Art McCluskey, Linneth Riley Hall

Presentation:

- Install and/or replace a variety of artificial surfaces for a range of athletic activities at six sites. \$26.3 M. Total project budget
- District emphasizes equity in procurement, adopted Governor’s goals for W/MBE participation, has exceeded own goals on previous D/B projects
- Most District staff and all consultants have recent D/B experience on several projects.
- Project meets two of the RCW requirements for D/B:
 - Opportunity for innovation and efficiencies between designer and builder.
 - Significant savings in project delivery time.
- Discussed Lesson Learned

Public Comment:

Dan Cody with Parametrix: Dan stated that one of lessons he has learned doing Design-Build and working with a particular client is trust. Morris goes out and hires highly qualified people and then trusts them to make good judgements on behalf of his district. It’s that trust piece that is really important to make the process work. Not all clients are able to trust at the same level that he does.

Layne Alfonso with GeoEngineers: Layne supports this project. As a parent with kids in this district, being a community member and business owner in Tacoma, he feels the sports fields are amazing. The fields that have been established over the last couple of years are in use all year around and nearly every hour of the day. He feels that being able to group these projects together to get the most innovation towards enhancing the community is going to have huge impacts. Especially with Covid impacting everyone, the sports fields allow children to get outside and play safely. This is a great opportunity to really demonstrate what a system-wide approach to play fields can really do.

Dan Mundle with Korsmo Construction: Dan would like to express his support of this project and team. Korsmo has worked with Tacoma Public Schools and felt Boze was a great success.

Deliberation:

There was very little deliberation. A lessons learned from Linneth suggests that one panel should review multiple projects by the same applicant. Scheduling concurrently would give the panel more insight to the applicant and their abilities. It was recommended this be continued in the future. The whole panel was impressed with Tacoma Public Schools, their management, their team, their inclusiveness within the community, and look forward to them applying for DB Certification.

Conclusion:

Brian Holecek made a motion to approve this project application. Linneth Riley Hall seconded the motion.

Unanimous Approval 8/8

12:00 pm *LUNCH BREAK*

12:30 pm **PROSSER PUBLIC HOSPITAL DISTRICT – GC/CM PROJECT**

– *Prosser Memorial Hospital Replacement*

Panel Chair: Jeff Jurgensen

Panel: Quinn Dolan, Sherry Harris, Dave Johnson, John Palewicz, Mike Shinn, David Talcott, Kyle Twohig

Presentation:

- \$57 million project budget
- Proposed new two story hospital of 70,000 sf, new medical office building and clinic of 15,000 sf, maintenance building of 1,500 sf and site improvements
- Funding sources mainly USDA Rural Development and Direct Loans, has not been secured yet
- NV5 selected as PM consultant, Perkins Coie is legal consultant, bc Design Group is architect - Hospital staff, PM consultant and Architect do not have WA GC/CM experience.
- Selection process flawed and seemed rushed
- Project fits criteria for GC/CM however, the owner readiness and understanding per the criteria in Part C of Evaluation form (*re: necessary experience or team*) is a fail.

Public Comment:

David Slokken, J Duncan Construction: Mr. Slokken is a senior pre-construction manager and wanted to voice his support for the Prosser Memorial team in advocating for this delivery method. He feels the team's presentation shows how well this delivery method will help tackle the technical and financial challenges for this project. He also support the collaborative approach the team has taken to addressing the inherent risks in this type of project. Both the Prosser team and NV5 have his complete confidence to provide a successful project.

Brandon Potts, Bouten Construction: Brandon runs the Richmond office about 20 miles from the Prosser Memorial Hospital project site. He's worked with Prosser in the past in his former role as the Director of Capital Projects with the Kennewick School District. He feels GC/CM is the right methodology for this type of complex project. He wished to share some perspective that in eastern Washington, they have a unique and different labor pool than what is available in the larger cities. Hospitals have some specialty complex systems that are unique and even more limited in the outreaching rural areas of the state. Finding qualified contractors can be a challenge and using GC/CM can assist in gaining the best value for those qualified to get the job done all the way to the trade partners. Brandon has worked with Andrew Greene in the past and he feels the team will be adequately guided through all the legalities for a successful project.

Jeremiah Shakespeare with Swinerton Builders: He would like to echo the comments from J Duncan and Bouten, and he feels they were right on track. He is completely in support of the GC/CM delivery method for a project of this magnitude and complexity. He would like to advocate for approval of this application.

Mike Shinn: Mike pointed out for the record and everyone's benefit that even though members of the presentation team and supporting contractors have referred to CM/GC, that GC/CM in Washington is different than CM/GC in Oregon. He's not pointing intending to single anyone out, he wanted to make sure everyone is clear that there is a difference between delivery methods.

Patrick Rank with Lease Crutcher Lewis: Patrick wishes to advocate for approval of this project. He too feels this delivery method fits and suits the needs of this project.

Deliberation:

The panel expressed and discussed concerns regarding the lack of Washington GC/CM experience on the team. Additional concerns were discussed regarding how the team proposed they will get the correct information out when picking their GC/CM and subcontractors, and how they intend to handle business equity. The panel suggested the applicant bolster their team and return for the January PRC meeting to receive project approval.

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Conclusion:

Mike Shinn made a motion to disapprove the project application. John Palewicz seconded the motion.

Denied (6/8) 6 panelists voted to deny this project application and 2 voted to approve.

1:30 pm WHITE SALMON VALLEY POOL METROPOLITAN PARK DISTRICT – GC/CM PROJECT

– White Salmon Valley Pool Planning & Construction

Panel Chair: John Palewicz

Panel: Quinn Dolan, Sherry Harris, Dave Johnson, Jeff Jurgensen, Mike Shinn, David Talcott, Kyle Twohig

Presentation:

- \$2.5 million project
- Owner’s rep firm from state of Oregon with no RCW 39.10 experience resulting in not meeting the public body requirements to achieve GC/CM approval.
- Selection process was flawed and pointed out in presentation. Did not appear to understand the issue with the process or the RCW as written. The owner team did not seem to be ready or have team to support them.

Public Comment: *No Public Comments*

Deliberation:

The panel felt the project meets the needs required to use GC/CM, and agrees that the team has quite a bit of project management experience, but had serious concerns that none of the project management experience was within Washington State. There were a number of references to CM/GC and different sets of procedures than what is required for GC/CM within Washington and RCW 39.10. The panel was in consensus that the applicant should bolster their team with some additional members who are familiar with RCW 39.10 and then reapply for project approval at a future PRC meeting.

Conclusion:

Mike Shinn made a motion to deny the project application. Jeff Jurgensen seconded the motion.

Unanimous Denial (8/8)

2:30 pm CITY OF TACOMA AKA TACOMA POWER, DESIGN-BUILD PROJECT

– Cushman 2 Unit 31 & 32 Rebuild

Panel Chair: Quinn Dolan

Panel: Sherry Harris, Dave Johnson, Jeff Jurgensen, John Palewicz, Mike Shinn, David Talcott, Kyle Twohig

Presentation:

- \$29,337,000 project to rebuild 2 hydro turbine-generator units.
- Originally build in 1930 with some upgrades in the 1970’s and 1990’s.
- City of Tacoma is a Certified Public Body to use DB, however since Tacoma Power functions as a separate business unit, they are appealing to the PRC as a precaution.
- Has an experienced team with extensive DB experience
- Meets all the RCW requirements
- Shared Lessons Learned from similar successful projects

Public Comment: *No Public Comments*

Deliberation:

All panel members agreed this applicant provided a great presentation, the project meets the requirements for Design-Build, and they have a strong team. Ms. Harris recommended that inclusion efforts always be included in PRC presentations, even as a bullet point.

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Conclusion:

Kyle Twohig made a motion to approve the project application. Jeff Jurgensen seconded the motion.

Unanimous Approval (8/8)

3:10 pm Adjourn

Guests:

Brian Aske, Lease Crutcher Lewis	Jason McLennan, WWU
Morris Aldridge, Exec Dir Tacoma Public Schools	Bret Miche, Graham Construction
Layne Alfonso, GeoEngineers	Sherry Montgomery, WWU
Maggie Anderson, Parametrix	Karen Montovino, DLR Group
Eric Benedetti, Swinerton Builders	Karen Mooseker, Mukilteo School District
Paula Benz	Ivan Mott, BN Builders
Mike Benzien, Federal Way Public Schools	David Mount, Mahlum Architects
Alexis Blue, Assistant Manager WWU	Gerard Mulrooney, Plan B Construction Consultancy
Rick Brenner, WWU	Dan Mundel, Korsmo Construction
Kurt Broeckelmann, BC Design Group, LLC	Mike Muth, BN Builders
Steve Broussard, Prosser Public Health District	Jesse Noga, Parametrix
Majorie Chang Fuller, Hoffman Construction	John Palewicz, John Palewicz Consulting
Andy Clinch, PM Perkins & Will	Forest Payne, PM WWU
Dan Cody, Parametrix	Mike Pellitteri, Pellco Construction
Jennifer Coyne, Hensel Phelps	Rick Philipovich
Tony Daniels, PM, Tacoma Power	Drew Philips, Forma Construction
Lloyd Dekay, White Salmon Valley Pool Met. Park Dist	Brandon Potts, Bouten Construction
Bill Dobyns, Lydig Construction	Patrick Rank, Lease Crutcher Lewis
Bonnie Duncan, Tacoma Public Schools	Tom Reese, Vanier Construction Management
Brad Ennis, Project Sponsor, Cushman Hydro Manager	Brian Rich, Forma Construction
Carmen Fernandez, PM, Plan B Construction Consultancy	David Rollins, CFO Prosser Public Health District
Bill Fierst, AHBL	Brian Ross, Assoc. Director WWU
Sarah Fischer, PM, BLRB	Jeremiah Shakespeare, Swinerton Builders
Dave Flynn, Cornerstone General Contractors	Craig Skipton, AHBL
Ben Furgusen, Tacoma Public Schools	Michael Sloan, Abbott Construction
Jeff Gantz, Lease Crutcher Lewis	David Slokken, J Duncan
Anthony Gianopoulos, PIC, Perkins & Will	Michoan Spoelstra, Absher Construction
Curt Gimmetstad, Absher Construction	Dale Stafford, Tacoma Public Schools
Brian Gormley	Kris Stamon, McGranahan Architects
Jeff Gould, Forma Construction	Amy Stenvall, FA Mukilteo School District
Andrew Greene, Perkins Coie	Greg Stidham, Tacoma Public Schools
Rustin Hall, ALSC Architects IT	Leanna Stidham
Cory Hamilton, UW Medicine	Denise Storaasli
Meg Helmholt, NV5	Michael Swartz, Exec Dir Federal Way Public Schools
Shelly Henderson, Dir. CP Mukilteo School District	Grace Takehara, AHBL
David Hutt, Hensel Phelps	Casey Tallon, BN Builders
Caren Johnson	Robynne Thaxton, Thaxton Parkinson, LLC
Chad Johnson, Mondo Sport Flooring	Crissy Tomaselli, DLR Group
Lisa Johnson, DLR Group	Manca Valum, WWU
Keith Jurgens, Mortensen	Lisa van der Lugt, OMWBE
Todd Karr	Ram Veeraraghavan, PM City of Tacoma
Michelle Kelly	David Wagner, PM City of Tacoma
Jennifer Kim, Mortensen	Tony Wagner, BN Builders
Doreen Klaaskate, Sr. Buyer, City of Tacoma	Steve Watkins, BN Builders

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Paul Kramer, NV5	Lance White, PM BC Design Group, LLC
Mike Kwaske, CBRE Heery	
Ellen Kuhlmann, MS, WWU	<i>Unidentified:</i>
Martha Lantz, Deputy City of Tacoma Attorney	<i>Karen</i>
Bob Lindstrom, BLRB Architects	<i>Michael, Federal Way PS</i>
Karee Loghry, Tacoma Public Schools	<i>Richard</i>
Matt Lubbers, BN Builders	<i>1206*189</i>
John Mannix, Dir Fac. Mukilteo School District	<i>1949*773</i>
Craig Marks, CEO Prosser Public Health District	<i>1253*102</i>
Jordan Marney, BN Builders	<i>1425*914 (Linneth's Phone)</i>
Eric Mayer, Absher Construction	<i>1406*598</i>
Isaiah McElroy, BLRB Architects	<i>1206*949</i>
Sally McLean, Federal Way Public Schools	<i>1206*366</i>