

Capital Projects Advisory Review Board

**PROJECT REVIEW COMMITTEE**

September 27, 2018

**Minutes**

*Northwest Carpenters Facility  
25120 Pacific Highway South  
Kent, Washington 98032*

**Attendees:**

Ato Apiafi, Minority/Women Business	Art McCluskey, Owner – General Public
David Beaudine, Construction Manager	Sherrie Montgomery, Owner – Higher Education
Kurt Boyd, Specialty/Subcontractor	Jason Nakamura (phone-in), Private Sector
Quinn Dolan, General Contractor	Sam Obunike, Design Industry – Engineer
James Dugan, Construction Manager	Mark Ottele, General Contractor
Bryan Eppler, Specialty Contractor	Ed Peters (phone-in), Owner – School Districts
David Ernevad, Owner – Higher Education	Linneth Riley Hall (phone-in), General Owner
Curt Gimmetstad, General Contractor	Yelena Semenova (phone-in), Owner – State-DES
Brian Holecek, General Contractor	Mike Shinn, Specialty/Subcontractor
Matthew Lane, Design Industry – Architect	Janice Zahn, Owner-Ports

**8:30 am Business Meeting**

**Chair:** Janice Zahn

**Panel:** Full Committee

- Welcome and introduction of Sherry Montgomery from WWU in one of the Owner-Higher Education seats.
- Two additional seats have opened up: David Brossard left King County & Joe Sowell will stay on until December.
  - With so many seats open, it will be important to ensure there is a quorum at future meetings.
- Jim Dugan was voted Vice Chair of PRC.
- 2 assignments came out of the last CPARB meeting:
  - Modify DB application templates for both projects and Certifications & Recertifications to include a reference to the Design-Build Best Practices Guidelines.
  - Include a question regarding the applicant’s use of WMBE outreach.
- CPARB created a Design-Build Statute Review Committee to address the increased interest in using Progressive Design-Build. *(see business meeting handouts for reference)*
  - Look at the RFQ & RFP process
  - Look at increasing opportunities for smaller projects by eliminating the limit of 5 \$2-\$10M projects. This would allow for any number of DB projects over \$2M.
  - The Committee agreed some RCW language streamlining needed to happen.
  - They clarified what pried related factor is.
  - Bryan Eppler made a motion to support the changes in the RCW as proposed by the Design-Build Statute Review Committee. Linneth Riley Hall seconded the motion. Motion carried
- Talia Baker asked the Committee if they wanted next year’s November PRC meeting to be November 21<sup>st</sup> or December 5<sup>th</sup>. The Committee shared a preference for December 5<sup>th</sup>.

**9:00 am City of Seattle – Cedar Falls 115-26kV Substation DB Project**

**Chair:** Ato Apiafi

**Panel:** David Beaudine, Jim Dugan, Bryan Eppler, Brian Holecek, Art McCluskey, Sam Obunike, Mark Ottele

- Project Cost: \$14M
- First powerhouse in WA build in 1914 and provides 70% of Seattle’s drinking water.
- Construct a new switching facility and demo the existing, and upgrade the mechanics and switches.
- Several issues need to be mediated: historic buildings, restrictions on how close to the river they are allowed and some possible archaeological issues with the local tribe. Additionally there is a steep slope on the edge of the preferred footprint.
- The budget meets RCW.
- Team has ample experience

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**Public Comment:** *None.*

**Deliberations:**

Good presentation, good team with capacity for the project, and this project meets RCW requirement

*Jim Dugan made a motion to accept this application. David Beaudine seconded the motion.*

**Unanimous Approval 8/8**

**10:00 am City of Quincy – Quincy Water Reuse GC/CM Project**

**Chair:** David Beaudine

**Panel:** *Ato Apiafi, James Dugan, Bryan Eppler, Brian Holecek, Art McCluskey, Sam Obunike, Mark Ottele*

- Project Cost: \$25.4M
- Heavy Civil project
- Quincy would like to expand its infrastructure and development to support multiple technology firms with data centers who have relocated to the area, and at the same time cease discharge to an irrigation waterway to meet and agreement with the US Bureau of Reclamation.
- The budget secured through loans backed by major corporations using the facilities.
- Project meets RCW requirements for GC/CM Heavy Civil
- Team has ample experience

**Public Comment:** *None.*

**Deliberation**

Panel hopes they realize they can call in WMBE contractors and set goals even with the regional challenges. Project is a great example of GC/CM.

*Jim Dugan made a motion to Accept this application. Ato Apiafi seconded the motion.*

**Unanimous Approval 8/8**

**11:00 am Klickitat Valley Health – Bold Vision 20/20 GC/CM Project**

**Chair:** Bryan Eppler

**Panel:** *Ato Apiafi, David Beaudine, James Dugan, Brian Holecek, Art McCluskey, Sam Obunike, Mark Ottele*

The team reviewed the Phase 1 program models. They reported that they met with the building committee, a 5-person board, and the various departments to discuss options, designs and concepts. The project includes adding 12,000 sf to include surgery and patient rooms on the second floor. There may possibly be some new admin space with the remodel.

There are many benefits of GC/CM, and we will be compliant with RCW 39.10. There is a broad spectrum of interested contractors. This is a functional hospital so GC/CM is essential to preconstruction, phasing, scheduling, budget control, value engineering constructability. There is considerable public interest in this project.

- Project Cost: \$15.7M
- New 2 story 12,000 sf addition to existing hospital campus to include a Surgery Suite, and a new Acute Care area.
- Planned renovation for light remodel of existing 4,800 sf Acute Care area to convert into a Long Term Patient Care wing, heavy remodel of existing 3,600 sf Surgery area, medium remodel of 4,800 sf café area, and leveling and upgrades to the main entry parking area.
- The budget anticipated through private bond Notes, tax-exemptions, fixed rates, and unrated UTGO bonds issued by the hospital district.
- Team has ample experience
- Project meets RCW Requirements

*Next meeting: November 29, 2018*

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**Public Comment:** *None.*

**Deliberation**

Project fits the criteria for GC/CM. This hospital is critical and is about life saving more than anything. Team has the project experience.

*David Beaudine made a motion to Accept this application. Jim Dugan seconded the motion.*

**Unanimous Approval 8/8**

12:30 pm **Kalama School District – New Secondary School and Elementary School Replacement GC/CM Project**

**Chair:** Janice Zahn

**Panel:** *David Beaudine, Curt Gimmestad, Brian Holecek, Art McCluskey, Sam Obunike, Mark Ottele*

- Project Cost: \$70.3M
- Project will add a new middle school/secondary school building in the heart of the campus.
- A new elementary school will be constructed on school property across the street from the main campus.
- The final element of the project will be to raze the existing elementary school upon completion of the new schools to improve circulation and address parking needs.
- Project is fully funded through sale bonds and a small amount of SCAP match funds.
- Project team has ample experience and capacity
- Project meets RCW requirements.

**Public Comment**

**Mark Wilson**, Executive Director of the Port of Kalama – This \$70M project is unique in that it is the 5<sup>th</sup> largest project in area over the last 20 years. We have a solid work force in the area and feel confident that the team knows what it's doing. The confined space can be a problem, but the use of a GC/CM and other logistics will be handled well by this team. The team has been very responsive and knowledgeable. There has been a lot of growth in this area and we hope to get this project going as soon as possible.

**Katerie Schlesman**, Associate Director of Project Services for Construction Services Group (CSG). She is the Project Manager for the Fife School District where Keith Bloom was assigned to put in a percentage of his time. As an organization they have made a conscious decision to reallocate Keith's time toward public works.

**Deliberation**

Panel appreciated the extra effort to answer the panel's pre-questions. The schedule still made several members uncomfortable. However, with more forethought put into the planning of the schedule there is enough wiggle-room to be successful. The panel expressed appreciation for taking the time to establish the roles and responsibilities. There is hope that although they are bringing on external resources, they will have staff get training on the GC/CM instead of relying on the consultants.

*Sam Obunike made a motion to Accept this application. Bryan Eppler seconded the motion.*

**Unanimous Approval 8/8**

1:30 pm **Chelan County PUD Rock Island Dam – #2 Turbine Rehabilitation Design-Build Project**

**Chair:** Curt Gimmestad

**Panel:** *Ato Apiafi, Art McCluskey, Bryan Eppler, Janice Zahn, Sam Obunike, Mark Ottele*

- Project Cost: \$352M
- Refurbishment of 8 bulb turbines in Powerhouse #2 as most of the components have exceeded their 40-year useful life expectancy.

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- Refurbishment includes inspection and replacement of most major components, and re-machining of components as necessary.
- Turbine design is unique and rare in North America.
- Project team has ample experience and capacity
- Project meets RCW requirements.
- Budget approved via capital funds, cash reserves and the use of external debt funding after 2022.

**Public Comment:** *None.*

**Deliberation**

With the project’s complexities, this is the perfect delivery method for this project. The turbines are a bonus because they can use the Lessons Learned and ultimately save them money. There is appreciation that they are attending both the GC/CM trainings. This is a 10-year project and they have considered other delivery methods. They are bringing in subject matter expertise to augment what they have in-house.

*Janice Zahn made a motion to Accept this application. Bryan Eppler seconded the motion.*

**Unanimous Approval 8/8**

**Guests:**

Dan Adams, McMillen Jacob	Devin Myers, Chelan County PUD
Liz Alzeer, Seattle FAS	Mark Nakagawara, Seattle FAS
John Bakken, McMillen Jacobs	Jesse Narog, Seattle Public Utilities
Dan Becker, Project Manager and GC/CM Consultant	Eric Nerison, Kalama School District
Ariel Belino, City Engineer for City of Quincy	Mike Nordin, CMM Seattle City Light
Keith Bloom, Construction Services Group ESD112	Robynne Parkinson, Thaxton Parkinson, PLLC
Dick Bratton, Owner Dick Bratton Project Mgmt LLC	Laura Pedersen, Construction Services Group ESD112
Dan Cody, Parametrix	David Perzik, Project Manager for Mahlum
Wesley Eader, Kalama School District Board	Eddie Plana, PM Seattle City Light
Lee Fenton, BLRB Architects	John T. Sagerser, Chelan County PUD
Nick Gonzales, Bouten Construction	Carlos S. Sanabria, Seattle Public Utilities
Andrew Greene, Perkins COIE	Kateri Schlessman, Construction Services Group ESD112
Chuck Haigh, Mortenson	Wanda Schulze, Seattle City Light
Kelly Haren, Seattle City Light	Chris Shultz, Seattle City Light
Leslie Hiebert, CEO Klickitat Valley Health	Emil Voges, Program Manager Quincy/Crete
Jonah Jensen, BLRB Architects	Tyson Wagner, Mortenson
Paul Larson, Seattle City Light	Mark Wilson, Port of Kalama
Jonathan Lewis, Dir of Services Klickitat Valley Health	Elisa Young, OMWBE
Greg McCracken, BLRB Architects	

2:30 pm

**Adjourn**