

Project Review Committee

Chair Report to CPARB

February 9, 2023

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PRC VIRTUAL MEETING JANUARY 26 & 27, 2023

Jeff Jurgensen, Chair

Kyle Twohig, Vice Chair

January 26, 2023 – Day 1

8:00 AM BUSINESS MEETING

- A Committee quorum of 29 members were in attendance with 4 absences.
- Mentoring\Onboarding Program Report
 - Chair Jurgensen checked in with the mentor\mentee group.
 - Several Mentors and Mentees shared their experiences with the program so far. All members of the program had positive feedback. The first 90-day are the most intense.
 - Documentation: How can we document and validate the progress? Best feedback comes from the mentees. Vice chair Twohig will put together something that can be added to an Email. (examples include: You've participated in the PRC Mentor\Mentee Program. What did you like? How many times did you meet? What can be done better? What are some of the valuable issues you discussed with your mentor?
 - Review: Possibly review at 6 months and assess if continue to 12. Provide a short list of what should be discussed with Mentee. Topics may be ethics, lessons learned, why the PRC performs the work the way it does, how to introduce yourself as a panelist, what types of questions to ask an applicant, what is outside of the PRC purview.
- The committee discussed adding MWBE % participation request to the application so applicants will include it in the team project history. Sherry Harris offered to review the applications and circulate a couple of questions amongst the DBE and WMBE representatives and bring to the next meeting for inclusion into the applications. Discussion came up about what does a good outreach program look like. If the committee can identify a good example, we can add it to the PRC homepage. (WSDOT, Port of Seattle)
- Panel Procedure Modification. After lengthy discussion, the Committee elected to adjust their panel timing to reduce the Public Comment period to 8 minutes and allow the applicant up to 2 minutes to clarify any misinformation they hear during panel deliberation.
 - The intent is to allow for applicant clarification **only** and no new information is to be presented to the panel.
 - The chair must be in control and stay on top of it.
 - There was some concern that applicants may take advantage of that time.
 - The Committee voted 25/29 to try the adjusted timing and review at subsequent Business Meetings.
- The in-person hybrid meeting will be on the east side in Spokane in May. Talia needs to visit the facility and see if it will meet PRC needs. A second in-person meeting is expected to be in September and on the west side between the SeaTac and Seattle area. The location is still to be determined.
- Talia reminded the Committee that 12 positions will be expiring in June. Members are encouraged to reapply as soon as possible and\or help with replacement recruitment.
- New member Kevin Thomas was introduced to the Committee. He is filling the vacant Construction Trades Labor position vacated by Michelle when she retired last February.
- Chair Jurgensen has been working on the PRC position description to ensure they are realistic, relevant, and consistent.

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9:00 am Grays Harbor Public Hospital District \Summit Pacific Medical Center – GC/CM

- Hospital Expansion & Remodel Project Approved 9/23/2022

- Alternative Subcontractor Selection for EC/CM & MC/CM

Panel Members Present: Tom Golden, Cory Hamilton, Sherry Harris, Art McCluskey, Mike Pellitteri, Linneth Riley Hall, Vicky Schiantarelli, and Tim Thomas

- Alternative Subcontractor Cost:\$10.5M out of \$44.6M of original project
- Project is a 35,000 sq ft renovation of the existing facility in Elma and an expansion which will include an internal MRI facility, new 20-bed inpatient unit, increased employee and patient parking, and relocation of the Heliport.
- Funding is anticipated to be comprised of USDA Community Facility Load Direct and Guaranteed Loans, General Obligation Bonds and Revenue Bonds.
- Meets RCW Requirements for GC/CM.
- Highly qualified Team.
- Unanimous Approval 8/8

9:30 AM KING COUNTY WASTEWATER TREATMENT DIVISION – PROGRESSIVE DB

- M Street Trunk Rehabilitation Project

Panel Members Present: Eza Agoes, Becky Barnhart ,Tim Buckley, Cory Hamilton, Sherry Harris, Mike Shinn, David Talcott, and Tim Thomas

- Project Cost: \$36.7M
- Repair 13,800 LF of severely deteriorated sewer trunk line, repair of 45 maintenance holes, and sewer diversion with temporary above ground pumping, piping and odor controls.
- Funding has been approved and appropriated by the King County Council.
- Project and Project team meets RCW criteria.
- Unanimous Approval 8/8

10:30 AM KING COUNTY – PROGRESSIVE DB

- Eastside Interceptor Section 8 Rehabilitation Project

Panel Members Present: Eza Agoes, Becky Barnhart, Tim Buckley, Sherry Harris, Mike Shinn, Kevin Thomas, Tim Thomas, and Kyle Twohig

- Project Cost: \$82.9M
- Rehabilitation of 4,800 LF of 90"-96" concrete sewer tunnel, diversion of approximately 55 MGD and extend the useful life of the existing sewer conveyance system pipelines.
- Funding has been appropriated and approved by the King County Council.
- Qualified team and the project meets the RCW requirements.
- Unanimous Approval 8/8

11:30 AM CITY OF SNOQUALMIE – PROGRESSIVE DESIGN-BUILD

- Community Center Expansion Project

Panel Members Present: Eza Agoes, David Beaudine, Tom Golden, Jessica Murphy, Jeannie Natta, Mike Shinn, David Talcott, and Kevin Thomas

- Project Cost: \$29.8M
- Adding an additional 24,000 sf to existing 13,000 sf facility and will include a pool, locker rooms, additional multi-purpose spaces, expansion of the accessible cardio/fitness space, community meeting spaces, offices, support spaces, and expansion of site amenities.
- \$15,198,340 of the budget is already in place and the remaining funding is expected to come from local government/nonprofit project partners, State and County grants, private donor fundraising and other sources like debt financing. Once the secondary funding is in secured, the City would begin developing local bond issuances for the balance.
- Applicant has a good team and application; they understand the process and the project meets the RCW requirements.
- Unanimous Approval 8/8

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1:00 PM SEATTLE SCHOOL DISTRICT – GC/CM

- Seattle Memorial Stadium Replacement Project

Panel Members Present: Jeff Jurgensen, Jessica Murphy, Jeannie Natta, Mike Pellitteri, Young Song, David Talcott, Kevin Thomas, Taine Wilton

- Project Cost: \$66.5M
- Demolish the existing stadium and replace with a 4,500-seat stadium and related facilities on the existing site to include 4 team locker rooms, officials' locker room, concession stands, restrooms, field turf, field lights and restoration of the Memorial Wall.
- Funding from 2022 Buildings, Technology, and Academics/Athletics V Capital Levy and additional City funding commitment by 2026.
- The applicant has a qualified team and project barely meets RCW requirements.
- Approval 7/8; one member voted no due to inconsistencies between the application and presentation.

2:00 pm EVERGREEN PUBLIC SCHOOLS – GC/CM

- Music Room Additions at Union High School & Evergreen High School Project

Panel Members Present: David Beaudine, Kurt Boyd, Marvin Doster, Jeff Gonzalez Young Song, Louise Sweeney, Kyle Twohig, and Taine Wilton

- Project Cost: \$6.5M
- Music room additions of about 3,500 sf to Union and Evergreen High Schools. Both rooms will be constructed on the existing operating High School sites, and will include separated practice rooms and musical instrument storage, as well as improved acoustical considerations.
- Project is fully funded through the residual amounts from the 2018 bond.
- Team and project meet RCW criteria.
- Unanimous Approval 8/8

3:00 pm EPHRATA SCHOOL DISTRICT – GC/CM

- Ephrata School District 2023 Project

Panel Members Present: David Beaudine, Kurt Boyd, Marvin Doster, Jeff Gonzalez, Art McCluskey, Young Song, Louise Sweeney, and Taine Wilton

- Project Cost:\$35.3M
- Proposed improvements to three existing facilities on the same campus block.
 - Grant Elementary improvements include modernization of the existing building with focus on improving security, accessibility and functionality of the school with a 7,900 sf addition to house a new multi-purpose gymnasium and music classroom.
 - The Performing Arts Center will demolish and replace the existing outdated auditorium with a new auditorium.
 - Beezley Springs Building is part of the Ephrata High School and modernization will include a remodel to create a secure entry and updates to interior finishes.
- Project is partially funded through a \$27M capital projects bond approved in 2019 with state matching assistance from OSPI anticipated in July 2023.
- Project barely meets RCW requirements and needs clarity on the budget and scope of the project.
- Denied 7/8; one member voted for.

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January 27, 2023 – Day 2

8:00 am Northshore School District – GC/CM

- Leota Middle School Phase 1 Replacement Project

Panel Members Present: Cory Hamilton, Dave Johnson, Art McCluskey, Linneth Riley Hall, Vicky Schiantarelli, Mike Shinn, Taine Wilton

- Project Cost: \$60M
- First of a 2-phased replacement of Leota middle school which will address building improvements, capacity, and functional performance needs. Improvements include replacing existing portable classrooms with permanent classroom space, adding to shared program and common spaces which may include a new gym, improving site circulation, a new entry and making administrative area renovations.
- Project is fully funded by a \$425M capital bond approved in February 2022.
- Project meets RCW criteria.
- Has a qualified team with project capacity.
- Unanimous Approval 7/7

9:00 am Northshore School District – GC/CM

- Inglemoor High School Phase 1 Replacement Project

Panel Members Present: Ato Apiafi, Alexis Blue, Jim Dugan, Dave Johnson, Linneth Riley Hall, Vicky Schiantarelli, Mike Shinn, Taine Wilton

- Project Cost: \$100M
- First of a 2-phased replacement of Inglemoor High School which will address building improvements, capacity, and functional performance needs. Improvements include replacing existing portable classrooms with permanent classroom spaces, replace end of life mechanical systems, may include a new gym and athletics support and common spaces, improving site circulation, a new entry and making administrative area renovations.
- Project is fully funded by a \$425M capital bond approved in February 2022.
- Project meets RCW criteria.
- Has a qualified team with project capacity.
- Unanimous Approval 8/8

10:00 am Seattle School District – GC/CM

- Sacajawea Elementary School Replacement Project

Panel Members Present: Ato Apiafi Alexis Blue, Dave Johnson, Jeff Jurgensen, Linneth Riley Hall, Vicky Schiantarelli, Mike Shinn, Taine Wilton

- Project Cost: \$107M
- Demolish existing school, construct new 82,000 sf multi-story facility to provide permanent space for 500 PreK-5 students.
- Project is funded by the Building Excellence V Capital Levy for design phase only. NTP for construction is contingent on voter approval of Building Excellence VI Capital Levy in 2025.
- Project meets RCW criteria.
- Team is experienced and has capacity.
- Unanimous Approval 8/8

1:00 pm Housing Authority of the City of Everett – GC/CM

- Park District Project

Panel Members Present: Ato Apiafi, Kurt Boyd, Marvin Doster, Jim Dugan, Art McCluskey, Jessica Murphy, Linneth Riley Hall, and Young Song

- Project Cost: \$345.3M
- Approximately 15 acres in the Delta neighborhood of NE Everett. Demolish existing structures and replace outdated infrastructure. Redevelop the land into the “Park District”; a multi-phased, mixed-use, mixed-income housing development featuring 1,500 units, retail, and civic spaces.

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- No funding source has been secured for this project.
- Applicant did not show the minimum experience necessary to achieve GC/CM approval.
- DBE inclusion plan is underdeveloped to meet their goals.
- Unanimous Denial 8/8

2:00 pm Spokane International Airport – GC/CM

- New Administrative Office Building Project

Panel Members Present: Eza Agoes, Ato Apiafi, Kurt Boyd, Jim Dugan, Brian Holecek, Jessica Murphy, Mike Shinn, and Young Song

- Project Cost: \$15.6M
- Construct a new two-story administrative building to allow for ongoing operations through an emergency. Building will include a one- or two-story parking garage, offices, meeting rooms, and necessary support spaces.
- Project is funded with multiple funding sources to include \$7M federal CARES dollars and airport general revenue.
- Project meeting RCW criteria.
- Project team has experience and capacity.
- Unanimous Approval 8/8

3:00 pm Spokane International Airport – GC/CM

- Terminal Renovation and Expansion – Center Hall Project

- Alternative Subcontractor Selection for Baggage Handling System

Panel Members Present: Eza Agoes, Ato Apiafi, Kurt Boyd, Jim Dugan, Brian Holecek, Jeff Jurgensen, Young Song, and Louise Sweeney

- Project Cost: \$178.8M
- Renovation and Expansion of current facilities and will consist of a new Consolidated Security Screen Checkpoint and Central Bag Claim Hall, include various building improvements, and may be a potential relocation of police dispatch facilities.
- A portion of the project will be funded with multiple federal grants (BIL AIF and BIL ATP) administered by the FAA. The remaining funding will comprise of a bond issuance backed by a combination of local passenger facility charges and general airport revenue.
- Project team has experience and capacity.
- Unanimous Approval 8/8

Total Project Approvals for January 26 & 27, 2023:

- 3 Design-Build projects totaling \$149,428,682
- 7 GC/CM projects totaling \$534,437,000 **Total for January: \$683,865,682**
- Alternative Subcontractor Selection Applications Reviewed: 3 totaling **\$45,500,000**

Statistics:

Year to Date Total project Approvals:

DB:	\$149,428,682	Traditional DB: 0	Progressive DB: 3
GC/CM:	\$683,865,682	Approved Proj: 7	Heavy Civil: 0 w/ASSP: 2
Total:	<u>\$683,865,682</u>		

Current number of Certified Agencies: 16

Year to Date Alternative Subcontractor Selection Applications approved: 3

Types of ASSP Requested:

- EC/CM 1 Cost: \$5.5M
- MC/CM 1 Cost: \$5M
- Baggage Handling System 1 Cost: \$35M **Total: \$45.5M**

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PRC Member Attendance 2023:

Member Attendance	2023							
	11/30	9/28	7/27	6/22	5/25	3/23	1/27	1/26
Agoes, Eza							x	x
Apiafi, Ato							x	x
Barnhart, Becky								x
Beaudine, David								x
Blue, Alexis							x	x
Boyd, Kurt							x	x
Buckley, Timothy								x
Davies, Mallorie							E	E
Dilbert, Kyle							E	E
Doster, Marvin							x	x
Dugan, Jim							x	x
Golden, Thomas								x
Gonzalez, Jeff								x
Hamilton, Cory							x	x
Harris, Sherry							O	x
Holecek, Brian							x	x
Johnson, Dave							x	x
Jurgensen, Jeff (Chair)							x	x
Kolb, Karl							E	E
McCluskey, Art							x	x
Murphy, Jessica							x	x
Natta, Jeannie								x
Pellitteri, Mike								x
Riley-Hall, Linneth							x	x
Schiantarelli, Vicky							x	x
Shinn, Mike							x	x
Song, Young-Sang							x	x
Sweeney, Louise							x	x
Talcott, David								x
Thomas, Kevin								x
Thomas, Tim								x
Twohig, Kyle (Vice Chair)								x
Wilton, Taine							x	x

	Not Scheduled
O	No Show/Unexcused
E	Excused Absence