

*Virtual Meeting via ZOOM*

**Members Attending:**

<b>Jeff Jurgensen, Construction Managers (Chair)</b>	<b>Kyle Twohig, Owner-Cities (Vice Chair)</b>
Eza Agoes, Owner Transportation	Dave Johnson, General Contractors
Ato Apiafi, Minority/Women-Owned Business	Art McCluskey, Owner General Public
Becky Barnhart, Design Industry - Architects	Jessica Murphy, Owner - Counties
David Beaudine, Construction Managers	Jeannie Natta, Owner – Higher Education
Alexis Blue, Owner – Higher Education	Mike Pellitteri, Specialty Subcontractors
Kurt Boyd, Specialty Subcontractors	Linneth Riley Hall, General Owners
Timothy Buckley, Private Sector	Vicky Schiantarelli, Disadvantaged Businesses
Marvin Doster, General Contractors	Mike Shinn, Specialty Subcontractors
Jim Dugan, Construction Managers	Young Sang Song, Disadvantaged Businesses
Thomas Golden, Design Industry - Architects	Louise Sweeney, Owner – Higher Education
Jeff Gonzalez, Owner – State DES	David Talcott, Design Industry - Engineers
Cory Hamilton, Owner – Public Hospitals	Kevin Thomas, Construction Trades Labor
Sherry Harris, Minority/Women-Owned Business	Tim Thomas, General Contractors
Brian Holecek, General Contractors	Taine Wilton, Owner – School Districts

**8:00 am BUSINESS MEETING**

**Chair:** Jeff Jurgensen\Kyle Twohig; 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 WMBE % 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. (examples: 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.

Capital Projects Advisory Review Board

**PROJECT REVIEW COMMITTEE**

January 26, 2023

**Minutes Day 1**

- Chair Jurgensen has been working on the PRC position description to ensure they are realistic, relevant, and consistent.

**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

**Review Chair:** Linneth Riley Hall

**Panel Members:** Tom Golden, Cory Hamilton, Sherry Harris, Art McCluskey, Mike Pellitteri, 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

**Public Comments:** *No Public Comment*

**Deliberation:**

This project lends itself to this procurement method and use of the alternative subcontractor selections. Applicant must keep their facility open during construction

**Conclusion:**

*Mike Pellitteri made the motion to approve the ASSP applications for this project and Sherry Harris seconded the motion. Unanimous Approval 8/8*

**9:30 am KING COUNTY WASTEWATER TREATMENT DIVISION – PROGRESSIVE DB**

- M Street Trunk Rehabilitation Project

**Review Chair:** Becky Barnhart

**Panel Members:** Eza Agoes, 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.

**Public Comment:** *No Public Comment*

**Deliberation:**

The project meets the RCW requirements, the applicant provided a good application, and the delivery method is appropriate for the project.

**Conclusion:**

*Mike Shinn made the motion to approve this project application and David Talcott seconded the motion. Unanimous Approval 8/8*

**10:30 am KING COUNTY – PROGRESSIVE DB**

*- Eastside Interceptor Section 8 Rehabilitation Project*

**Panel Chair:** Tim Buckley

**Panel Members:** Eza Agoes, Becky Barnhart, 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 meet the RCW requirements.

**Public Comment:** *No Public Comment*

**Deliberation:**

The panel felt this project was well presented, they have a qualified team and have chosen the right delivery method for the project.

**Conclusion:**

*Kyle Twohig made the motion to approve this project application and Mike Shinn seconded the motion.*

***Unanimous Approval 8/8***

**11:30 am CITY OF SNOQUALMIE – PROGRESSIVE DESIGN-BUILD**

*- Community Center Expansion Project*

**Panel Chair:** Tom Golden

**Panel Members:** Eza Agoes, David Beaudine, 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.

**Public Comment:**

***Mark Everson*** with Abbott Construction. He thanked the applicant for the great presentation. They work in the progressive design-build of realm a lot, and they have observed as a public firm the strong collaboration, predictability, efficiency, and effectiveness of the process, and ultimately for the public to get the best value overall. They see strong positive aspects not only the process, but for this project.

**Deliberation:**

One panel member expressed some concern about the applicant’s process, but overall, the panel expressed appreciation for the applicant’s transparency and felt this was a good application that meets the RCW, and they have a good team that understands the rules.

**Conclusion:**

*David Beaudine made the motion to approve this project application and David Talcott seconded the motion.*

***Unanimous Approval 8/8***

**12:00 pm LUNCH BREAK**

**1:00 pm SEATTLE SCHOOL DISTRICT – GC/CM**  
*- Seattle Memorial Stadium Replacement Project*

**Panel Chair:** Jessica Murphy

**Panel Members:** Jeff Jurgensen, 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.

**Public Comment:** *No Public Comment*

**Deliberation:**

The applicant provided a thoughtful application, has a qualified team, and the project barely meets RCW requirements. There was considerable discussion however because there were inconsistencies between the application and the presentation requiring the panel to seek clarification that the core base project is what was seeking GC/CM approval. ***The panel wanted to clarify that the PRC does NOT grant provisional approval on projects for any delivery method.*** The applicant will need to return to the PRC if they partner up with the City of Seattle for an enhancement to this project.

**Conclusion:**

*David Talcott made the motion to approve this project application and Taine Wilton seconded the motion.*

***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 Chair:** Jeff Gonzalez

**Panel Members:** David Beaudine, Kurt Boyd, Marvin Doster, 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.
- Qualified Team and project meet RCW criteria.

**Public Comment:** *No Public Comment*

**Deliberation:**

The panel feels this application meets the RCW criteria and have a qualified team for a successful project.

**Conclusion:**

*Young Sang Song made the motion to approve this project application and Kurt Boyd seconded the motion.*

***Unanimous Approval 8/8***

**3:00 pm EPHRATA SCHOOL DISTRICT – GC/CM**  
*- Ephrata School District 2023 Project*

**Panel Chair:** Taine Wilton

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

- Project Cost:\$35.3M
- Proposed improvements to three existing facilities on the same campus block.

*Next PRC Meeting: March 23, 2023*

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

January 26, 2023

Minutes Day 1

- 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.

**Public Comment:** *No Public Comment*

**Deliberation:**

The majority of panel members felt this project only barely meets the RCW requirements and wasn't ready to come to the PRC. They recommended the applicant figure out their budget and scope and then come back with solid numbers which will go a long way to ensuring success of their project.

**Conclusion:**

*David Beaudine made the motion to deny this project application and Marvin Doster seconded the motion.*

**Denied 7/8;** one member voted for approval.

**3:59 pm**      **ADJOURN**

**Guests:**

Alexander, Troy; GLY Construction	Mayer, Erin; Absher Construction
Anderson, Maggie; Parametrix	McGavock, Michael
Asencio, Becky; Seattle School Dist.	Merrill, Chad; King County WTD
Baca, Joe; Seattle School District	Miche, Bret; Graham Construction
Baibak, Rebecca; Integrus & YGH Architecture	Mooseker, Karen; Mukilteo School District
Bauser, PJ; Principal Mahlum Architecture	Myhre-Michels, Carrie
Bernau, Ethan; SOJ	Navarro, Diane; Procurement Spec King County WTD
Best, Richard; Dir of Capital Proj & Planning Seattle SD	Northern, Deborah; Seattle School District
Bodell, Dan	Ogden, Tristan; Turner Construction
Bradford, Travis	Payne, Tim; ESP Superintendent
Bratton, Dick; Summit Pacific Medical Center	Peterson, Eric; Graham Construction
Brodahl, Erik; PM with Jacobs Engineering	Prefts, Laura; King County WTD
Buonadonna, Daniel	Ramminger, Dolly; Assoc. Dir Construction Svs Group
Burch, Cherrise	Redmon, Meredith
Burke, Jack; Turner Construction	Reese, Tom; MGAC
Carlip, Emily; Holmes US	Rosen, Corrie, Mahlum Architects
Cate, Jack	Roth, Trisha; King County WTD
Chambless, Mike; Parks & PW Dir. City of Snoqualmie	Sauerwan, Mike; City of Snoqualmie
Chitwood, Justin; Project Manager Mahlum Architecture	Schmedt, Jeff; Jacobs Engineering
Christiansen, Tina; Seattle School District	Sellgren, Kayleah; Lydig Construction
Cochrun, Melenie; GLY Construction	Speski, Mark; Cap. Projs. Mgr King County WTD
Cody, Dan; Parametrix	Spoelstra, Michoan; Absher Construction
Dittmar, David; King County WTD	Sproger, Meiling; AHBL
Duffany, Addy; Skanska	Steinbrenner, Sue; Exec Dir. Fac. Evergreen Pub Schools
Echeverri, Joseph; Bassetti Architects	Sterbank, Bob; Attorney City of Snoqualmie
Everson, Marc; Abott Construction	Struthers, Mathew; The Walsh Group
Flynn, Keara; Absher Construction	Tangora, Pat; Brown & Caldwell

Capital Projects Advisory Review Board

**PROJECT REVIEW COMMITTEE**

January 26, 2023

**Minutes Day 1**

**Guests:**

Fowler, Ann; Project Manager for King County WTD	Taylor, Lisa; King County WTD
Francis, Joann; King County WTD	Tong, Brad; SOJ
Gatrell, Ellrol; King County WTD	Tremblay, Kara; LC66
Gimmestad, Curt; Absher Construction	Vanderhorst, Amy; Integrus Architecture
Hamlin, Jeff; PM for City of Snoqualmie	Van Swearingen, Margot; Skanska
Hepper, Kyle; Abott Construction	Vincent, Bob; Hoffman Construction
Hill, Tegan; Bassetti Architects	Warnick, Ned; Principal Design West Architects
Isaac, Bob; Pipelining, PM	Weber, Patrick; Brown & Caldwell
Jarvimaki, Elliot	Wiser, Doug
Jones, Doug; King County WTD	Yeo, Rick
Jones, Jessica	Yildz, Sibel; PM for King County WTD
Jordan, Melissa; King County Procurement	Zutis, Jennifer; King County WTD
Karicher, Maurine	<i>Unidentified</i>
Kent, Bill; Mortenson Construction	<i>1253*852</i>
Kilcup, Brad; GLY Construction	<i>1425*385</i>
King, Jamie; Clinical PM SPMC	<i>1509*483</i>
Leavitt, Arthur (Moe); Proj. Engineer King County WTD	<i>1509*769</i>
Lege, Alex; PCS Structural Solutions	<i>Chris</i>
Logsdon, Dax; E WA Director Construction Svs Group	<i>Kurt's iPhone</i>
Mahoney, John; Tanner Pacific, Inc.	<i>SH</i>

Capital Projects Advisory Review Board

PROJECT REVIEW COMMITTEE

January 27, 2023

Minutes Day 2

Virtual Meeting via ZOOM

Members Attending:

<b>Jeff Jurgensen, Construction Managers (Chair)</b>	
Eza Agoes, Owner Transportation	Dave Johnson, General Contractors
Ato Apiafi, Minority/Women-Owned Business	Art McCluskey, Owner General Public
Alexis Blue, Owner – Higher Education	Linneth Riley Hall, General Owners
Kurt Boyd, Specialty Subcontractors	Vicky Schiantarelli, Disadvantaged Businesses
Marvin Doster, General Contractors	Mike Shinn, Specialty Subcontractors
Jim Dugan, Construction Managers	Young Sang Song, Disadvantaged Businesses
Cory Hamilton, Owner – Public Hospitals	Louise Sweeney, Owner – Higher Education
Brian Holecek, General Contractors	Taine Wilton, Owner – School Districts

**8:00 am    NORTSHORE SCHOOL DISTRICT – GC/CM**  
*- Leota Middle School Phase 1 Replacement Project*

**Review Chair:** Art McCluskey

**Panel Members:** Cory Hamilton, Dave Johnson, 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.

**Public Comments:** *No Public Comment*

**Deliberation:**

This project meets the RCW criteria, they gave a great presentation, have demonstrated they have the experience available for success, and the panel was impressed with their growth strategy.

**Conclusion:**

*Linneth Riley Hall made the motion to approve this project application and Taine Wilton seconded the motion.*

**Unanimous Approval 8/8**

**9:00 am    NORTSHORE SCHOOL DISTRICT – GC/CM**  
*- Inglemoor High School Phase 1 Replacement Project*

**Panel Chair:** Jim Dugan,

**Panel Members:** Ato Apiafi, Alexis Blue, 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.

**Public Comments:**

**Kevin Oremus** with Hutteball & Oremus Architecture. This project is going to take a real team effort. As we heard about the complexities of the phasing, student safety, continued building operation, and even the utilities regardless if those are replaced incrementally or entirely. It's all really important. This of all the GC/CM projects we've worked on, this is the earliest we have gone out and look to secure a GC/CM on a project. Usually, we like to get a little more into design and have handle on things. But on this project, I believe Northshore School District is on the right approach getting a GC/CM on early even as we're still in programming and haven't put any pencil to paper. How we phase this, how we stage it, how we sequence, and all of that is of upmost importance to the success of the project. Having a GC/CM partner on right at the start in the very beginning is going to make a big difference on this project's success.

**Violet Kashewa** Business Psychic for Project Pro Philanthropy, a Professional Focus for Maker Pipeline Innovation. She very much appreciates the assemblies of these questions regarding the tiers of maker, maker pipeline innovation from student to skilled labor, capacity-building, and all those represented today for diversity, equity, and inclusion around the ideas of even clean building standards and really moving forward to Smart City design, and a every way that the entire Pacific Northwest is really, if you will, obligated to these standards.

**Deliberation:**

The panel felt the team came well prepared, gave a good presentation, the project meets RCW criteria, they have a good team with expertise and experience, and the panel was impressed with their growth plan.

**Conclusion:**

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

**Unanimous Approval 8/8**

**10:00 am SEATTLE SCHOOL DISTRICT - GC/CM**  
*- Sacajawea Elementary School Replacement Project*

**Panel Chair:** Ato Apiafi

**Panel Members:** 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.

**Public Comment:**

**Corrie Rosen** with Mahlum Architects. She wanted to express their support of Seattle Public Schools' application to use the GC/CM project delivery for the upcoming Sacajawea Elementary School Replacement Project. They have had the opportunity to work with the school district on 5 past and current GC/CM projects and can attest to the district's approach to maximizing the benefit of this project delivery method to design and build the highest quality facilities and to realize the greatest value for their taxpayers' dollars. The site's complexity includes site topography with steep slope, environmental critical areas and geo-technical challenges on a very constrained single family residential neighborhood adjacent to the public park. Without a doubt, from our experience, the Sacajawea project would benefit greatly from early involvement of the general contractor. The district is prepared with experienced capital projects staff who understand and fully embrace the benefits of alternative project delivery and have a strong commitment to equity and inclusion in their business practices and utilizing the GC/CM process to maximize the opportunities for women, minority and small and business, small and disadvantaged businesses.



Capital Projects Advisory Review Board

**PROJECT REVIEW COMMITTEE**

January 27, 2023

**Minutes Day 2**

**Deliberation:**

The district has shown their ability to be successful, and the project meets the RCW criteria.

**Conclusion:**

*Taine Wilton made the motion to approve this project application and Jeff Jurgensen seconded the motion.*

**Unanimous Approval 8/8**

**11:00 am LUNCH BREAK**

**1:00 pm HOUSING AUTHORITY OF THE CITY OF EVERETT – GC/CM**

*- Park District Project*

**Panel Chair:** Jim Dugan

**Panel Members:** Ato Apiafi, Kurt Boyd, Marvin Doster, 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.
- 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.

**Public Comment:**

*Mike Shinn* with Shinn Mechanical. He wanted to make a comment. This project falls under the RCW. What the applicant is trying to do is for public housing. They just need some more education and learn how to play the game. They can still follow the category of RCW 39.10 and make a GC/CM project once they understand the process.

**Deliberation:**

The panel felt this applicant needs expert advice as this project is not ready for PRC approval. The project just barely meets the RCW criteria; however, they do not have anyone on the team with public GC/CM experience, their DBE plan is not ready, they do not have a clear scope of their Phase 1, and it is clear that the team needs some training.

**Conclusion:**

*Ato Apiafi made the motion to deny this project application and Jessica Murphy seconded the motion.*

**Unanimous Denial 8/8**

**2:00 pm SPOKANE INTERNATIONAL AIRPORT – GC/CM**

*- New Administrative Office Building Project*

**Panel Chair:** Kurt Boyd

**Panel Members:** Eza Agoes, Ato Apiafi, 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.

**Public Comment:**

*Nick Gonzalez* with Bouten Construction. Having gotten to know the airport over the last year and watch what they're doing with their current project. One of the things that they look at when they pursue a project is the

ownership group and their capabilities. Bouten Construction would not have a concern in this case, seeing how the Airport has run with CBRE and handled the current process to select their current contractor. They look at that as well as and as the scope of this work. If this project was not alternative delivery, they would not pursue it because of the complexity of where it's located, and some of the different design options that a general contractor can add value in those ways. They are in full support of this project, being GC/CM, and if it was anything else they would probably not pursue it.

**Bret Miche** with Graham Construction. Everything Nick said is basically everything he would have said as well. This project is a perfect fit for GC/CM delivery. Because of this project's complexity, their relationship with the airport, their knowledge of the airport and the team they've assembled to run this project, they think this is a great fit.

**Deliberation:**

This project meets RCW criteria. They used the federal requirements for WMBE/DBE goal and the panel would have liked to have more insight on what they are doing for inclusion.

**Conclusion:**

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

**Unanimous Approval 8/8**

**3:05 pm SPOKANE INTERNATIONAL AIRPORT – GC/CM**

- Terminal Renovation and Expansion – Center Hall Project

- Alternative Subcontractor Selection for Baggage Handling System

**Panel Chair:** Louise Sweeney

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

- 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.

**Public Comment:**

**Rob Decker** with Garco Construction. He wanted to speak in favor of this project to be approved as GC/CM. He is with Garco Construction and is the project manager on the current TREX Project GC/CM. There has been a lot of discussion on Bandwidth and Lisa's Department as lean and mean, and he wanted to assure everyone that the bandwidth is strong, and they have had nothing but a great experiences on the first GC/CM project for TREX, and he believes that's going to continue. He also briefly commented that the alternative subcontractor selection for baggage handling is the right approach for this project, due to the scope and complexity.

**Nick Gonzalez** with Bouten Construction. He wanted to build off of Rob's comments. All of the boxes have been checked for this delivery method. Even as a competitor of Garco's, they have been watching how this is being set up and procured and believe that they've got a phenomenal process and have all the right people on board to achieve this as a GC/CM Project. With this project being right in the heart of the facility and having to keep it functional, there really is no better way to get this project completed. So, they are in support in conjunction with Rob's comments.

Capital Projects Advisory Review Board

**PROJECT REVIEW COMMITTEE**

January 27, 2023

**Minutes Day 2**

**Deliberation:**

This project meets the RCW criteria, and the team has the experience and resources for success. The panel recommends including design and consultants in their WMBE/DBE efforts.

**Conclusion:**

*Jeff Jurgensen made the motion to approve this project application and Kurt Boyd seconded the motion.*

*Jeff Jurgensen made the motion to approve the ASSP for this project and Ato Apiafi seconded the motion.*

**Unanimous Approval for both the project and the ASSP 8/8**

**3:30 pm ADJOURN**

**Guests:**

Anderson, Max	Krauter, Larry; CEO Spokane International Airport
Baibak, Rebecca; Integrus & YGH Architecture	Krueger, Mike
Bambach, Cliff; Plan. & Design Admin. Northshore SD	Landa, Olivier, Design Principal Everett Housing Auth.
Bennett, Merith; FORMA Construction	Luedeman, Jeff; Integrus
Best, Richard; Director Cap. Projects Seattle School Dist.	Mayer, Erin; Absher Construction
Boulanger, Gerard; Cornerstone GCs	McClaran, Ashley; Director PM OAC Services
Bradford, Travis	McGlocklin, Scott
Bramboch, Cliff; Northshore School Dist	Miche, Bret; Graham Const. Mgmt.
Burgess, Roselynn; Comm. Mgr. Hutteball & Oremus	Miller, Ty
Burke, Jack; Turner Construction	Mooseker, Karen; Mukilteo School District
Calissendorff, Sandra; Northshore School District	Mount, David; Mahlum Architects
Churchill, Paul; Abbott Construction	Oremus, Kevin; Hutteball & Oremus Architecture
Colley, Chris; Graham Construction	Peterson, Eric; Graham Construction
Colyar, Brandi	Piplic, Devlin; Construction PM Northshore School Dist.
Comer, Sam; Cornerstone General Contractors	Pond, Katie; Hutteball & Oremus
Cooley, Suzie; Absher Construction	Pulick, Matt
Copps, Koren; OAC Services	Quigg, Martha; Northshore School Dist
Corcoran, Lisa; Dir of P&E Spokane International Airport	Ralph, Dri; Exec Director, CPO Northshore School Dist
Decker, Rob; PM with Garco Construction, Inc.	Rogstad, Traci
Dobyns, Bill; CBRE-Heery	Rosen, Corrie; Mahlum Architects
Dugan, John	Rudow, Matt; Everett Housing Authority
Figarsky, Maxwell; Dev PM Everett Housing Authority	Schultz, Rob; CFO with Spokane International Airport
Forgays, LaMonte; Q&D Construction	Skutack, Mike; Sr. PM with Seattle School District
Franklin, Kristina; Absher Construction	Spaulding, Tom; Sr. CM Everett Housing Authority
Gonzalez, Nick	Spoelstra, Michoan; Absher Construction
Greene, Andrew; Legal Counsel Perkins Coie	Starkey, Chelsea; Northshore School District
Hall, Todd; Director of CP Northshore School District	Stenvall, Amy
Hendel, Valerie; PCS Structural Solutions	Vanderhorst, Amy; Integrus Architecture
Hettle, Brian, Howard S. Wright	Yago, Steve; Dep. Dir of Proc. Everett Housing Auth.
Hongadarom, Jon; Everett Housing Authority	Yang, Ngan-Ha; Plan. & Design Admin. Northshore SD
Huotari, Aaron; CP Budget Analyst Northshore SD	<i>Unidentified</i>
Hysell, Tom; FAIA Arch. Alliance Int.	<i>1509*483</i>
Jackson, David; Seattle School District	<i>Bethany T</i>
Jaeger, Eli; Mithun	<i>John</i>
Jones, Brian; Construction PM Northshore School Dist.	<i>Steve</i>
Joung, Sung; Plan. & Design Admin. Northshore SD	<i>Shelly</i>
Kashewa, Violet; Business Psychic	

Capital Projects Advisory Review Board

**PROJECT REVIEW COMMITTEE**

January 27, 2023

**Minutes Day 2**

***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 September: \$683,865,682**
- Alternative Subcontractor Selection Applications Reviewed and approved: **3** totaling ***\$45,500,000***