

Project Review Committee

Chair Report to CPARB

February 8, 2024

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PRC VIRTUAL MEETING JANUARY 25 & 26, 2024

Kyle Twohig, Chair

Jessica Murphy, Vice Chair

January 25, 2024 – Day 1

8:00 AM BUSINESS MEETING

- A Committee quorum of 29 members were in attendance with 4 absences.
- CPARB update –
- Project Feedback Process Workgroup report by Dave Johnson outlined the current work being done on that joint workgroup.
- GC/CM Best Practices
 - Chair Twohig had a discussion with Nick Datz who is the Chair of the CPARB GC/CM Committee. They would like PRC members to review the GC/CM best practices when they have a full draft ready for review this spring. Committee members interested, can reach out to Chair Twohig.
 - There is a chapter on Alternative Subcontractor Selection Procurement that will be of great interest to the PRC.
- Alternative Subcontractor Selection Process Discussion per trade
 - Committee discussed pros and cons, perspectives of different stakeholders, and general consensus was to keep at a per trade approval for now. Committee will revisit in a few years as more users become adept at utilization and revisit whether blanket approval, subject to following RCW and best practices, may become an option in the future.
- Spring\Fall in-person meetings – the Committee would like to use the same facility as last spring.
- Recruitment for PRC vacancies and expiring positions
 - Kyle Dilbert has taken a position with Sound Transit and has stepped down as the PRC Owner-Ports representative. Stanly Ryder has been identified as a possible replacement and is encouraged to submit a letter of interest.
- CPARB Board Development Committee – Robynne Thaxton reported on activity that will influence PRC term limits over the next few years.
 - To realign the PRC positions so no more than 1/3 of the committee is reappointed at any given year, the CPARB Board Development Committee is working on a temporary solution which will entail a variety of appointment terms from 1 year to 3 years.
 - It will take about 5 years to get the full committee realigned.
 - The future appointments will be by position terms similar to CPARB. When a representative leaves prior to termination of their appointment, the new appointed representative will finish that term and need to reapply if they wish to be considered to be reappointed.
- PRC Members on presentation teams – Talia Baker
 - A question came up regarding whether or not PRC members should be allowed to be on project/certification presentation teams.
 - Talia reached out to the Attorney General's office and they do not believe there is a conflict as long as the PRC member has been recused from the review panel.
 - Chair Twohig will submit a minor revision to the PRC Bylaws to clarify this and alleviate any future concerns in this regard.
 - All project and certification reviews are scored based on whether or not the application meets the RCW requirements and are not based on perceived best practices.
- Design-Build Evaluations
 - Vice Chair Murphy made the committee aware of unique applications of progressive Design-Build and reminded the group of our duty to use the RCW criteria to evaluate applicants.

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9:00 am CITY OF SPOKANE VALLEY – PROGRESSIVE DESIGN-BUILD

- Cross Country Complex Project

Panel Members Present: Tim Buckley, Tom Golden, Gina Hortillosa, Jessica Murphy, Jeannie Natta, Mike Pellitteri, Linneth Riley Hall, and Young Sang Song

- Project Cost: \$7M
- Project is a 2-kilometer Cross Country course on 46.13 acres of city-owned park property and 15.98 acres of adjacent WA State Parks-owned property. Scope includes a parking lot, a 4,000 sqf clubhouse and a bird's news to view the course.
- Funding is a combination of tax revenue, a state legislative capital request, and a combination of grants, private funding, and other opportunities.
- Meets RCW Requirements for Design-Build
- Have a highly qualified team.
- Unanimous Approval 8/8

10:00 AM CHENEY PUBLIC SCHOOLS – PROGRESSIVE DESIGN-BUILD

- Craig Road Elementary School Project

Panel Members Present: Jeff Gonzalez, Dave Johnson, Art McCluskey, Jeannie Natta, Mike Pellitteri, Linneth Riley Hall, Anthony Udeagbala, and Taine Wilton

- Project Cost: \$50M
- New 62,000 sf elementary school on 11.5 acres to house 500 PK-5 students.
- Funding is anticipated via a \$72M capital bond measure to be considered by voters on Febru13, 2024.
- Qualified team and the project meets the RCW requirements.
- Unanimous Approval 8/8

11:00 AM SNOHOMISH REGIONAL FIRE & RESCUE – PROGRESSIVE DESIGN-BUILD

- Fire Stations 32 & 81 Project

Panel Members Present: Traci Brewer Rogstad, Tim Buckley, Jim Dugan, Tom Golden, Brian Holecek, Ron Paananen, Linneth Riley Hall, and Vicky Schiantarelli

- Project Cost: \$36.9M
- Rebuild with new construction to aging fire stations on or near existing sites. Construction will include 23,000 sf of new vehicle bays, restroom and shower facilities, equipment & gear decontamination spaces, fitness and wellness rooms, sleep rooms, dayrooms, emergency eye and hand wash stations, gear storage spaces and other features consistent with modern operational standards, codes and practices.
- Project funding is secured through a capital facilities fund.
- Project meets the RCW requirements.
- Unanimous Approval 8/8

12:30 PM KING COUNTY DEPT. NATURAL RESOURCES & PARKS WASTEWATER TREATMENT DIV. – GC/CM

- Elliott West Wet Weather Treatment Station Project w/ASSP for:

EC/CM, MC/CM, Treatment Processing Equipment, UV Disinfection Systems, and Civil Subs

Panel Members Present: Marvin Doster, Tom Golden, Jeff Gonzalez, Gina Hortillosa Jessica Murphy, Ron Paananen, Mike Pellitteri, and Anthony Udeagbala

- Project Cost: \$422.3M
- Project will replace and upgrade the screening facility, complete pump modifications, add ballasted sedimentation technology for solids removal, replace the existing onsite chlorine disinfection system with a new ultraviolet light (UV) disinfection system, complete electrical upgrades, and complete modifications to the operation of the Mercer Street Tunnel for additional equalization.
- Funding is expected to be fully funded during a 6-year funding cycle established by the county and adjusted as the work progresses. Remaining funding is expected to be appropriated after GC/CM selection.
- Project meets all RCW requirements for GC/CM Heavy Civil.

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- Alternative Subcontractor Selection Procurement request was developed to provide tools for the GC/CM toward project success.
- Unanimous Approval for project and ASSP 8/8

1:30 pm WEST VALLEY SCHOOL DISTRICT – GC/CM

- Centennial Middle School Project

Panel Members Present: Marvin Doster, Jeff Gonzalez, Gina Hortillosa, Dave Johnson, Young Sang Song, Mike Shinn, Anthony Udeagbala, and Taine Wilton

- Project Cost: \$60.5M
- Replacement of current middle school which is on a small site in an active neighborhood. Existing building will remain during construction of new school. Existing gym will remain and be utilized during construction.
- Funding will be through a capital bond measure set for February 13, 2024.
- Team and project meet RCW criteria.
- Unanimous Approval 8/8

2:30 pm EASTMONT SCHOOL DISTRICT – PROGRESSIVE DESIGN-BUILD

- Cascade Kenroy & Lee Elementary Schools Bundle Modernization & Expansion Project

Panel Members Present: Traci Brewer Rogstad, Tim Buckley, Gina Hortillosa, Dave Johnson, Young Sang Song, Mike Shinn, Kevin Thomas and Taine Wilton

- Project Cost: \$128M
- Proposed project combines the renovation/upgrade of all three elementary schools into one project. Scope includes security upgrades, roof, single point entry and HVAC systems.
- Project is partially funded through a \$117M capital projects bond and \$20M in state matching funds.
- Project meets RCW requirements.
- Unanimous Approval 8/8

3:30 pm SEATTLE SCHOOL DISTRICT – PROGRESSIVE DESIGN-BUILD

- Audio/Visual & Security Systems Upgrades Project

Panel Members Present: Dave Johnson, Jeff Jurgenson, Jeannie Natta, Young Sang Song, Mike Shinn, Kevin Thomas, Kyle Twohig, and Taine Wilton

- Project Cost: \$45M
- Project includes A/V and security improvements in classrooms, auditoriums, gymnasiums, libraries, theaters, conference rooms, and other learning spaces throughout the district with a goal to standardize all A/V and security systems.
- Project is fully funded, but if additional funding is needed SPS will propose a capital levy for February 11, 2025. If the levy is unsuccessful SPS will prioritize the schools with the highest need to remain within budget.
- Project meets RCW and has a strong team.
- Unanimous Approval 8/8

January 26, 2024 – Day 2

8:00 am BENTON COUNTY – PROGRESSIVE DESIGN-BUILD

- Fairgrounds Arena Update Project

Panel Members Present: Eza Agoes, Jim Dugan, Cory Hamilton, Jeff Jurgenson, Art McCluskey, Vicky Schiantarelli, Lance Thomas, and Kyle Twohig

- Project Cost: \$10M
- Project Scope is to remodel the current Fairgrounds Arena building, the grandstands and the sound system. Remodel will include increased seating capacity, update restrooms and open up the main floor of the building to allow safer and easier access to amenities for the public.
- Project is fully funded.
- Project meets RCW criteria.
- Has a qualified team with project capacity.
- Unanimous Approval 8/8

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9:00 am SPOKANE PUBLIC FACILITY DISTRICT – PROGRESSIVE DESIGN-BUILD

- Arena Refresh Project

Panel Members Present: Jim Dugan, Cory Hamilton, Jeff Jurgensen, Art McCluskey, Ron Paananen, Catina Patton, Vicky Schiantarelli, and Lance Thomas

- Project Cost: \$3.8M
- Scope includes remodel of the VIP Club (updates to fixtures and finishes, and adding stairs down to additional seating), updates to 17 suites (new carpet, lighting, fixtures and restrooms), and remodel of the restrooms at the event level in the Team Rooms, Star Rooms, and Officials Room (replacing tiles, fixtures and showers into individual stalls and adding ADA accommodations to all).
- Project is fully funded and approved by Spokane PFD Board of Directors.
- Project meets RCW criteria, but panelists had concerns regarding schedule and outreach efforts.
- Has a qualified team, but panelists had concerns if it was enough for success.
- Denial 4/8; 4 panelists were for approval and 4 panelists were against.

10:00 am WASHINGTON STATE DEPARTMENT OF TRANSPORTATION – PROGRESSIVE DESIGN-BUILD

- SR 167, I-5 to SR 161 – New Expressway Project

Panel Members Present: Eza Agoes, Jim Dugan, Jeff Jurgensen, Karl Kolb, Traci Rogstad, Tim Thomas, Kyle Twohig, and Anthony Udeagbala

- Project Cost: \$566.6M
- This project is the final stage to complete a 4-mile stretch of highway from SR 161 to I-5. Scope includes approximately 141 acres of wetland and stream mitigation including construction of fish passable structures, builds sidewalks and shared-use paths for non-motorized travelers, and complete a crucial part of the transportation network between I-5, SR 167, SR 509, the Port of Tacoma, and the manufacturing and industrial areas in Pierce County.
- Project is fully funded through a combination of federal, state and local funding.
- Project meets RCW criteria.
- Team is experienced and has capacity.
- Unanimous Approval 8/8

11:00 am KING COUNTY METRO, TRANSIT DIVISION – GC/CM

- Fixed Assets/State of Good Repair Program Project w/ASSP for:
EC/CM, MC/CM, Civil Utilities, Underground Tank Contractor, & Vehicle Lift

Panel Members Present: Eza Agoes, Becky Barnhart, Karl Kolb, Catina Patton, Traci Rogstad, Tim Thomas, and Kyle Twohig

- Project Cost: \$99.2M
- Project Scope consists of multiple projects to maintain and improve infrastructure systems, facilities and equipment across Metro's 150 facilities and fixed assets, including seven operating maintenance busses. These projects will include bus and vehicle lift replacements, removal and refurbishments of underground storage tanks, updates to comfort stations, and systems refurbishment and replacement of fire control systems, park & rides, equipment, electrical power facilities, facility improvements and refurbishment, and site and facility electrical systems as needed via prioritization based on condition assessments.
- Project is funded by King County and is likely to include additional grant funding from FTA and other sources.
- Project meets all RCW requirements for GC/CM Heavy Civil.
- Alternative Subcontractor Selection Procurement request was developed to provide tools for the GC/CM toward project success.
- Team is experienced and has capacity.
- Unanimous Approval for project and ASSP 7/7

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12:30 pm KITSAP COUNTY – GC/CM

- CKTP Solids & Liquid Hauled Waste Upgrades Project w/ASSP for EC/CM

Panel Members Present: Becky Barnhart, Jeff Jurgensen, Karl Kolb, Jessica Murphy, Vicky Schiantarelli, Kevin Thomas and Tim Thomas

- Project Cost: \$80.4M
- Due to Aging equipment, the steady increase in waste material, and changing permit conditions, the current facility is at capacity and experiencing operations and performance issues. Project scope will include construction of two new digesters, improvement of ancillary solids handling systems, and construction of a replacement maintenance facility. Additionally, the facility must remain in operation during construction.
- Current funding covers the costs for professional services, demolition of the maintenance building, temporary housing of maintenance staff and prepurchase of long lead time equipment. The remainder of the project's funding is anticipated via federal and state grants, and possibly bonds if needed.
- Project meets all RCW requirements for GC/CM Heavy Civil.
- Supplemented team has the experience and capacity for success of this project.
- Unanimous Approval for project and ASSP 7/7

1:30 pm KENNEWICK PUBLIC FACILITIES DISTRICT – PROGRESSIVE DESIGN-BUILD

- Three Rivers Convention Center Expansion Project

Panel Members Present: Eza Agoes, Traci Brewer Rogstad, Tim Buckley, Jessica Murphy, Ron Paananen, Catina Patton, Young Sang Song, and Lance Thomas

- Project Cost: \$69.7M
- Project will include 115,000 sf of new construction including a 60,000 sf exhibit hall, 20,000 sf of public lobby/concourse area, 25,000 sf support spaces, and 10,000 sf of administrative, support and MEP spaces. Parking and other site improvements as well.
- Project is funded by the City of Kennewick via general fund, various capital improvement funds, and various sales tax funds. Funds will be fully secured by March of 2024.
- Several panelists felt progressive design-build is not the appropriate delivery method for this project, the team's long-term relationship to their current architect provides an unfair advantage prior filing the RFP, and the unusual approach to progressive design-build created a strong current of unease with the review panel.
- Denial 5/8; 3 panelists voted against approval of this project and 6/8 is needed to pass.

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Total Project Approvals for January 25 & 26, 2024:

- 9 Design-Build projects totaling \$843,559,427
- 4 GC/CM projects totaling \$662,350,000 **Total for January: \$1,579,372,333**
- Alternative Subcontractor Selection Applications Reviewed: 11 totaling **\$260,000,000**

Statistics:

Year to Date Total project Approvals:

DB:	\$ 843,559,427	Traditional DB: 0	Progressive DB: 9
GC/CM:	\$ 662,350,000	Approved Proj: 4	Heavy Civil: 3 w/ASSP: 11
Total:	<u>\$1,579,372,333</u>		

Current number of Certified Agencies: 14

Year to Date Alternative Subcontractor Selection Applications approved: 11

Types of ASSP Requested:

- | | | | |
|-------------------------------|---|-------------|----------------------|
| • EC/CM | 3 | Cost: \$68M | |
| • MC/CM | 2 | Cost: \$90M | |
| • Treatment Process Equipment | 1 | Cost: \$8M | |
| • UV Disinfection System | 1 | Cost: \$15M | |
| • Civil Subcontractor | 1 | Cost: \$40M | |
| • Underground Storage Tank | 1 | Cost: \$15M | |
| • Vehicle Lift | 1 | Cost: \$4M | |
| • Civil Utilities | 1 | Cost: \$20M | Total: \$260M |

