

Project Review Committee

Chair Report to CPARB

April 10, 2025

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February 27, 2025

Virtual PRC Meeting via Zoom

8:00 am

BUSINESS MEETING

Chair: Jessica Murphy\Dave Johnson; Full Committee called; 23 members attended with 10 members absent.

- **PRC General Business**

- There are 12 PRC positions expiring in June.
 - If members intend to reapply, please consider getting your letter of interest in sooner rather than later. CPARB is splitting appointments across April and May. Please reference the [Recruitment Announcement](#) on the PRC and CPARB homepages.
 - March 21st is the due date for Owner-Ports, Construction Trades Labor, Owner-Cities, Owner-Counties, Owner-Transit, and Specialty/Subcontractors.
 - April 18th is the due date for Design Industry Architect, Disadvantaged Business Enterprise, Private Sector, and General Contractor.

- **CPARB Updates** – Chair Murphy

- The GC/CM Best Practices is still in draft and has been in the process of being updated. The hope is to have this document finalized this spring.
- The WSDOT Task Force proposed WSDOT look into adding their ability to use GC/CM and Progressive DB to their alternative delivery options for projects over \$100M. WSDOT is also seeking the use of Public Private Partnerships (aka P3) and alliance contracting as alternative delivery options. There is some legislation before the legislature outlining their request (SSB 5773).
 - Individuals interested current public works proposed legislation that is tracked by CPARB, are encouraged to visit the [CPARB homepage](#) under Legislation of Interest.
 - Click on the [Weekly Bill Status Report](#), to find a summary of the bills Talia is tracking and the most current information she has access to. Highlighted areas are the most current additions.
 - Each bill number is a hyperlinked to the Legislative page that contains all the current information on this bill.

- **Today's panel coverage:**

- Chair Murphy asked if there were any panel needs for the day? With 2 additional members calling in sick, she wanted to make sure all the panels were covered.
- Timothy Buckley will be filling in on the Douglas County PUD project to replace Eza Agoes who had a last-minute conflict.

- **Application Update Review regarding DBE information** – Young Sang Song

- Young Song reported he met with 3 other PRC members and reviewed the current applications and recommended that all the applications be written exactly the same (DB & GC/CM Project and Certification applications).
- He reviewed the current examples published on the PRC homepage and identified some areas where either a column could be added, or additions to current documents could help collect more DBE information.
- Some applicants have identified organizations they are working with for DBE outreach but have not actually connected with those entities. It is recommended that these connections be made before the names are added to the application.
- Young will forward edited application drafts to Talia for publishing on the next meeting's event page so the committee can vote on the updates.
- Chair Murphy would like to review proposed updated example documents to make sure they encompass the updates the committee would like included without over complicating them. There are a wide variety of ways to share the updated.
- Taine suggested adding a line item for the applicant to identify the cost allocated to outreach. Additionally, a question could be asked under schedule to identify their outreach activities with the rest of their schedule.
- Chair Murphy noted for awareness that larger agencies may not track outreach expenditures on a project-by-project basis and the funding may not be part of the capital funding allocated for and applied to the project. An agency could have an internal division that focuses on DEI principals and outreach activities for the whole agency with separate funding sources.

- **New Business**

- Chair Murphy wanted to bring up an issue that occurred in December that spurred some opportunity for discussion. A member of the public was accidentally allowed to ask a question during the panel Q&A. Does the Committee want to consider reorganizing the review structure?
- Taine asked if the virtual platform has a function that could prohibit the public from commenting until the panel was ready to hear from them? Talia responded that it is not an impossibility, but the format of the meeting would

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need to be set up as a webinar and entail more background work on her part. If the committee would prefer that format, she could figure out how to set that up. She also can mute anyone as the host of the meeting.

- More conversation between committee members concluded that the Q&A should remain with the committee members who have been appointed as the stakeholder representatives conducting the review. If members of the public have questions before the meeting, they could forward the question to their stakeholder representative or chair of the review panel for consideration.
- Vice Chair Dave Johnson reminded the committee that there are specific deadlines for the expiring positions. Please either get your LOI's in or help to recruit new potential members. Talia shared the information on the PRC homepage and reminded members the Recruitment announcement can be forwarded or printed out to share with potential candidates. The same information is on the CPARB webpage.

9:00 am WASHINGTON STATE UNIVERSITY - GC/CM & DESIGN-BUILD

– Recertification

Review Chair: Dave Johnson; 18 additional members present with 3 recusals and 11 others absent

- The university has successfully completed 30 GC/CM and 42 DB projects. In the last 3 years
- They maintain a culture of continual improvement involving staff development.
- WSU has an extensive list of training opportunities for staff and participate in a wide range of public Board, Committees, Associations and Groups that support the construction industry.
- Lessons Learned:
 - They need to carefully consider the number of discreet scopes of work included in each contract as WSU needs to financially account for each scope separately to meet funding source audit requirements. This 'accounting' requirement can be a challenge especially for smaller Design-Build teams.
 - WSU initially saw higher than expected design costs proposed for the programmatic projects. It seems this was mainly due to using some of the same design phase language used in large-scale capital project contracts. After some discussion with the Design-Build team partners, it became clear that unlike more traditional large building projects, they did not need to spend as much effort ensuring understanding of the program and the options to deliver the program, but rather get more quickly to the repair/renew/replace options and move quickly into construction.
 - WSU has been developing an 'over the shoulder' design review process to accelerate design decisions, reduce confusion often encountered with back-and-forth written design review comments, and encourage collaboration and innovations that comes naturally in a collaborative design-build environment.
 - Getting 'smaller' Design-Build teams to lead projects doesn't necessarily lead to more small and MWBE sub-consultants and sub-contractors engaged on the project. Smaller DB teams may have more financial constraints which do not encourage lowering or removing retainage, bonds, or insurance requirements.
- WSU took to heart themes from the [CPARB 2022 BE/DBI Report](#) and have applied them to their campus culture. They did this by adjusting scopes of work to fit known and available local and small firms, adjusting bid strategies to afford small businesses the opportunity to participate, and performing targeted mentorship of small diverse businesses.
- Agency meets RCW requirements for recertification to use GC/CM and DB alternative delivery.
- **Unanimous Approval 19/19**

10:00 am BELLINGHAM SCHOOL DISTRICT – GC/CM

– Certification

Review Chair: Jeannie Natta; 21 additional members present with 2 recusals and 9 others absent

- They have been approved for 3 GC/CM projects prior to application for Certification. Two were completed on time and the third is in progress.
- Capital Project Team has completed GC/CM training through the AGC, all members have several GC/CM project experience, and have engaged the local community in current and past projects.
- Lessons Learned:
 - GC/CM buys additional flexibility in design and construction.
 - Bring on GC/CM earlier, when possible, for cost, site logistics, and phasing exercises.
 - Sustainability goals are more easily met with early involvement of the GC/CM.
 - GC/CM budget tracking allows for targeted contingency use.
 - GC/CM requires dedicated staff for allow for adequate collaboration when compared to D/B/B.
- The School District is well supported by the local community and has no audit findings.

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- Agency meets RCW requirements for GC/CM Certification.
- **Unanimous Approval 22/22**

11:00 am DOUGLAS COUNTY PUD - DB

- Hydrogen Fueling Station and Fuel Cell Generator with Storage Project

Panel Timothy Buckley, Gina Hortillosa, Bret Mische, Heather Munden, Catina Patton, Mike Pellitteri, Kevin Thomas, and Kyle Twohig

- Project Cost: \$7.2M
- Two additions to the green hydrogen production facility by adding fueling infrastructure to fill high-pressure trailers which deploy to remote public filling stations for cars and buses and a private fueling station for the hydrogen-powered PUD utility vehicles replacing current gasoline vehicles. Additionally, using the hydrogen gas to power a fuel-cell generator with gas storage capable of supplying power to the grid.
- Funding has been secured via two separate grants through the WA State Dept. of Commerce and WA State Capital Budget. Douglas County PUD will provide matching self-funding to cover remaining balance of about \$3.135M.
- Team has been augmented with qualified consultants.
- Project meets RCW requirements for Design-Build.
- **Unanimous Approval 8/8**

Total Project Approvals for February 27, 2025:

- 1 Design-Build projects totaling \$ 7,232,500
- 1 GC/CM Certification
- 1 DB & GC/CM Recertification

Total project approvals for 2/27/2025: \$ 7,232,500

March 27, 2025

Virtual PRC Meeting via Zoom

8:00 am

BUSINESS MEETING

Chair: Jessica Murphy\Dave Johnson; Full Committee called; 30 members attended with 3 members absent.

- **Mentorship Check-in**
 - Chair Murphy asked if any of the Mentees had comments or recommendations, but there weren't any.
- **Bylaws Subcommittee** – Jim Dugan
 - No activity this month. Everyone has been very busy.
- **The Project Feedback Process Workgroup** finished development of a Potential Violations Process and Reporting form.
 - The Assistant Attorney General had some concerns regarding the language and wanted to soften it a bit to avoid any potential legal issues.
 - Dave and Jeff met with Talia and the AAG to gain background and share concerns.
 - The process and form are being finalized and will be available on both the CPARB and PRC homepages.
 - There has been an increase of owners hiring a new staff who 'specializes' in their chosen delivery method instead of hiring a consultant. Unfortunately, sometimes it results in the owner not fulfilling their promise to the PRC. This appears to be a grey area that isn't a violation, but something to keep an eye out for.
 - Chair Murphy shared a story about a member who found that an approved agency did not use pricing as a factor in their selection process for a progressive Design-Build. She called the owner. They had hired an owner's rep, had a big support team and didn't realize this was an issue. The owners can have all the tools in place and can still have issues go awry. It was a positive experience overall and a good reminder that agencies do want to comply. It's also a good reminder, as PRC members, we all need to keep our eyes open for these issues so the problem can be resolved as quickly as possible.
 - Young shared some insight on his similar experience regarding DBE inclusion.
- **DBE Application Review Subcommittee**
 - Chair Murphy took a moment to thank Young Sang Song and the other members who contributed to ensuring the DEI questions were reviewed and consistent on the current applications. This might be just the beginning of the PRC's work regarding collecting this information.
 - Young gave a brief review of why there are several PRC applications up for approval today.
 - Chair Murphy asked, 'What is the next step?' What can the PRC potentially ask owners about their perspective on barriers for small and disadvantaged businesses. What are they doing beyond checking a box towards setting

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- expectations for their contractors' success?
- Public Works contracting is extremely challenging for small businesses from an administrative perspective. The whole process needs to be easier to manage if small and disadvantaged businesses are to participate.
- Young is planning to look at the current PRC examples and make suggestions where applicants can add their DBE information. A couple of other members have offered to assist.
- There was a question regarding how much information entered into the wide variety of data systems small businesses must report to is actually being used and brings value. (LCP Tracker, B2G, and many others) Some of the larger Owner Agencies also question the value add to collecting all this extra data. Only Ownership and Certification are touched on by the PRC, but the efforts occurring are much broader than those 2 points the PRC collects. The reality appears to be, the owners who take the time to track with intention to change the culture and use the information do actually use it, and those that don't make the effort simply collect enough to gain approval by the PRC.
- There has been a lot of great work being done to increase the use of small and diverse businesses, but the percentages do not tell an accurate story and there are huge disparities between the east and west side of the state.
- Chair Murphy asked the Committee to consider from not until the next meeting how the PRC can better align with the work they do. Reducing barriers and increasing utilization is the current theme, and how can owners help support DBE businesses be successful through the whole project.
- Chair Murphy entertained a motion for voting on the proposed updates to the applications which were approved.
- **Other Business**
 - Chair Murphy reminded all members that during deliberation it was agreed that member are not to mention how they intended to vote.
 - Vice Chair Johnson reminded all members who's positions are expiring to either get their Letters of Interest in asap or send out the notice to their stakeholder group.

9:00 am CITY OF REDMOND - PROGRESSIVE DESIGN-BUILD

– Redmond Maintenance and Operations Center Project

Panel: Garrett Buckingham, Lisa Corcoran, Marvin Doster, Jim Dugan, Jessica Murphy, Mike Pellitteri, and Vicki Schiantarelli

- Project Cost: \$244.5M
- This redevelopment will modernize the 9-acre site by demolishing outdated structures, constructing new facilities, and implementing site improvements, including potential environmental remediation.
- Project is supported by local funding from property taxes, sales taxes, and other municipal revenues and appropriated through the City Council's budget process.
- Team has been augmented with qualified consultants.
- Project meets RCW requirements for Design-Build.
- **Unanimous Approval 7/7**

10:00 am WHATCOM COUNTY – PROGRESSIVE DESIGN-BUILD

– Whatcom County Justice & Behavioral Care Center Project

Panel: Eza Agoes, Becky Barnhart, Timothy Buckley, Mallorie Davies, Dave Johnson, Mike Pellitteri, Traci Rogstad, and Young Song

- Project Cost: \$162.1M
- The project will include a new trauma-informed jail, programming for medical services, prosecutorial diversion space, behavioral health care, office space for the Correction's department, and supplementary support buildings.
- The proposed justice center seeks to provide 440-650 beds for individuals in custody and/or in need of diversion and treatment services.
- Funding is primarily through a November 2023 voter-approved sales tax and bond issuance. Supplemental funding, such as state and federal grants, may be pursued for project elements like mental health services or sustainability enhancements.
- Team has been augmented with qualified consultants.
- Project meets RCW requirements for Design-Build.
- **Unanimous Approval 8/8**

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11:00 am LAKE STEVENS SCHOOL DISTRICT – GC/CM (No ASSP)

– Secondary Innovative Learning Center / Central Kitchen / Mt. Pilchuck Gym Project

Panel: Alexis Blue, Jeff Gonzalez, Gina Hortillosa, Karl Kolb, Bret Miche, Jessica Murphy, Mike Shinn, and Anthony Udeagbala

- Project Cost: \$39.7M
- The Secondary Innovative Learning Center (SILC) will be placed on the Mt. Pilchuck Elementary School campus. This building will be about 25,000 sq ft and is expected to include: alternative high school programs; online learning programs; Transitions programs including job training; early childhood education program; and daycare.
- The 5,000 sq ft Central Kitchen will be housed adjacent to the SILC to create opportunities for alternative learning, the transitions program, and new potential farm to table pathways.
- Mt. Pilchuck new gym site will be redesigned to accommodate the new buildings, increase drop-off lanes, add parking, and a bus loop.
- Funding was part of a capital bond measure which was passed by our voters on February 11, 2025.
- Team has good experience and excellent support.
- Project meets RCW requirements for GC/CM.
- **Unanimous Approval 8/8**

12:30 pm CITY OF VANCOUVER – GC/CM (No ASSP)

– Fire Station 8 Renovation and Expansion Project

Panel: Art McCluskey, Heather Munden, Catina Patton, Young Song, Kevin Thomas, Lance Thomas, and Tim Thomas, and Kyle Twohig

- Project Cost: \$11.4M
- Will modernize and expand the existing facilities enhancing operational efficiency, improve firefighter safety, and better serve the community's emergency response needs. The remodel addresses aging infrastructure and outdated living quarters. The project will include structural upgrades, improved living spaces, and sustainable features to align with energy efficiency goals.
- Project is fully appropriated through city budget reserves with partial funding from local Fire District 5.
- Team has been augmented with qualified consultants.
- Project meets RCW requirements for GC/CM.
- **Unanimous Approval 8/8**

1:30 pm OCEAN BEACH SCHOOL DISTRICT – GC/CM (No ASSP)

– 6-12 New School Project

Panel: Lisa Corcoran, Thomas Golden, Jeff Jurgensen, Tim Thomas, Jeannie Natta, Mike Shinn, Anthony Udeagbala, and Taine Wilton

- Project Cost: \$95.1M
- Replace two aging and seismically vulnerable school buildings by consolidating Hilltop Middle School and Ilwaco High School into a new, facility for grades 6-12. The new school will be built on high ground at the current 32-acre Ilwaco High School site providing valuable high-ground land for relocating other district facilities currently situated on liquefiable soils within the tsunami inundation zone, where no safe refuge currently exists.
- The new facility will span approximately 112,500 square feet and accommodate around 530 students. It will feature age-appropriate spaces for all grades, with a thoughtful balance of integration and separation where needed. Typical spaces will include classrooms, music rooms, a cafeteria, a library, physical education areas, diverse science labs, and administrative offices with a secure entrance. Additionally, the school will incorporate specialized spaces such as a robust Career and Technical Education (CTE) area, an auditorium, and site amenities such as parking and designated bus drop-off and pick-up.
- This project is a priority project being funded through the School Seismic Safety Grant Program administered by OSPI. The School District is collaborating with OSPI to assess whether any local funding will be required. If needed, the district may seek voter approval for a levy or bond. However, if the levy or bond is not successful, there is a strong likelihood that the project will still be fully funded through the grant program.
- Team has been augmented with qualified consultants.
- Project meets RCW requirements for GC/CM.
- **Unanimous Approval 8/8**

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2:30 pm WENATCHEE SCHOOL DISTRICT – PROGRESSIVE DESIGN-BUILD – Wenatchee Valley Technical Skills Center Modifications Project

Panel: Timothy Buckley, Marvin Doster, Heather Munden, Jeannie Natta, Ron Paananen, Catina Patton, Kevin Thomas, and Taine Wilton

- Project Cost: \$14.1M
- Address overdue infrastructure needs to support the 41% enrollment increase over the last 17 years. Key improvements include upgrades to Buildings A and B.
- Building A will undergo a 12,700 sq ft modernization and a 6,600 sq ft expansion, adding classrooms, a certification lab, a fire science apparatus bay, and a conference center/student lounge.
- Building B improvements will complete the primary stairs, elevator, and 8,700 sq ft mezzanine and expand parking to support Engineering/PLTW and the Robotics programs.
- Project is fully funded through Washington State grant allocations.
- Team has been augmented with qualified consultants.
- Project meets RCW requirements for Design-Build.
- **Unanimous Approval 8/8**

Total Project Approvals for March 27, 2025:

- | | |
|---|----------------------|
| • 3 Design-Build projects totaling | \$420,736,394 |
| • 3 GC/CM projects totaling | \$146,204,855 |
| • Alternative Subcontractor Selection Applications Reviewed: 0 | |
| Total project approvals for 3/27/2025: | \$566,941,249 |

Statistics:

Year to Date Total project Approvals:

DB:	\$462,968,894	Traditional DB: 0	Progressive DB: 5	
GC/CM:	<u>\$629,874,855</u>	Approved Proj: 9	Heavy Civil: 1	w/ASSP: 1
Total:	\$1,092,843,749			

Current number of Certified Agencies: 15

Year to Date Alternative Subcontractor Selection Applications approved: 2

Types of ASSP Requested:

- | | | | |
|---------|---|------------|--------------------|
| • EC/CM | 1 | Cost: \$3M | |
| • MC/CM | 1 | Cost: \$5M | Total: \$8M |

PRC Member Attendance 25:

Member Attendance	2025		
	3/27	2/27	1/23
Agoes, Eza	x	E	x
Barnhart, Becky	x	x	x
Blue, Alexis	x	x	x
Buckingham, Garrett	x	x	O
Buckley, Timothy	x	x	x
Corcoran, Lisa	x	E	x
Davies, Mallorie	x	E	x
Doster, Marvin	x	E	x
Dugan, Jim	x	E	x
Golden, Thomas	x	x	x
Gonzalez, Jeff	x	x	x
Hortillosa, Gina	x	x	x
Johnson, Dave (<i>Vice Chair</i>)	x	x	x
Jurgensen, Jeff	x	O	x
Kolb, Karl	x	x	x
McCluskey, Art	x	x	x
Miche, Bret	x	x	x
Munden, Heather	x	x	x
Murphy, Jessica (<i>Chair</i>)	x	x	x
Natta, Jeannie	x	x	x
Paananen, Ron	x	x	x
Patton, Catina	x	x	x
Pellitteri, Mike	x	x	x
Rogstad, Traci	x	x	x
Schiantarelli, Vicky	x	E	x
Shinn, Mike	x	E	x
Song, Young-Sang	x	x	x
Thomas, Kevin	x	x	x
Thomas, Lance	x	x	x
Thomas, Tim	x	E	x
Twohig, Kyle	x	x	x
Udeagbala, Anthony	x	E	x
Wilton, Taine	x	x	x
		Not Scheduled	
	O	No Show/Unexcused	
	E	Excused Absence	