

Location: Virtual via ZOOM

July 24, 2025

Members Attending:

Dave Johnson, General Contractors (Chair)	Eza Agoes, Owner Transit (Vice Chair)
Becky Barnhart, Design Industry Architects	Art McCluskey, Owner General Public
Alexis Blue, Owner Higher Education	Bret Miche, General Contractors
Joshua Cheatham, Disadvantaged Businesses	Heather Munden, Owner Ports
Brandi Colyar, Owner – Counties	Jeannie Natta, Owner Higher Education
Lisa Corcoran, Owner General Public	Ron Paananen, Design Industry Engineers
Mallorie Davies, Construction Trades/Labor	Yuki Seda-Kane, Disadvantaged Businesses
Jim Dugan, Construction Managers	Mike Shinn, Specialty Subcontractors
Thomas Golden, Design Industry Architects	Kevin Thomas, Construction Trades/Labor
Jeff Gonzalez, Owner State	Lance Thomas, Specialty Subcontractors
Gina Hortillosa, Construction Managers	Tim Thomas, General Contractors
Brian Jewett, Private Sector	Anthony Udeagbala, Minority/Women-Owned Business
Jeff Jurgensen, Construction Manager	Taine Wilton, Owner School Districts
Karl Kolb, Design Industry Engineers	

8:00 am BUSINESS MEETING

Chair: Dave Johnson/Eza Agoes; Full Committee called; 25 members attended with 8 members absent.
 Chair Johnson called the Business meeting to order at 8:00 am and welcomed the whole committee.

- PRC Updates:
 - Chair Johnson thanked Jessica Murphy for her leadership over the last year and welcomed Eza Agoes into her new role as the new Vice Chair.
 - Chair Johnson shared that prior member, Vicky Schiantarelli, passed away in early July. She had been a DBE representative on the PRC, was a strong DBE advocate who made a huge impact on the local construction community and participated on several CPARB committees.
 - 5 new members officially started on July 1st. Chair Johnson asked each to briefly introduce themselves.
 - Joshua Cheatham is one of the new DBE representatives. He's a native Seattleite and works for Furtado in Seattle. He's excited for the opportunity to participate on the PRC.
 - Brandi Colyar is the new Owner-Counties representative. She is the Capital Projects Administrator for Spokane County. She is excited to be participating on the PRC.
 - Tamara Hartner is the new General Contractor representative with Mortenson Construction. She is excited to be part of the PRC.
 - Brian Jewitt is the new Private Sector representative with Ameresco doing energy savings performance contracting. He is really excited to get started and is ready to dive in.
 - Yuki Seda-Kane is the other new DBE Representative. She works for Axion Project Management. She is looking forward to the work of the PRC.
- Training – PRC Member Orientation – Updated Slide Deck
 - Chair Johnson walked the committee through the updated New Member Orientation slide deck to help bring everyone onto the same page on roles, responsibility, and how the PRC meetings operate.
 - Jim shared some of his best practices
 - ✓ Regarding recusals: if you wonder if you 'should' recuse yourself from a review, then do it.
 - ✓ Everything said during a meeting is a public record and can be pulled via a public records request and reviewed at any time.
 - ✓ New members: the panel chair is the lead of the meeting and is responsible for the decorum of the review.
 - ✓ 17 of the 33 PRC positions will be expiring in 2026 and he wanted to encourage everyone to be considering who would make a good PRC member as you are interacting with the community between now and spring 2026.
 - ✓ Talia shared that due to the realignment and restructure, 2026 will be a huge shift. It should be the last big one.
 - Gina reminded everyone that ZOOM will remember your log in, so you may need to rename yourself to remove your company or agency and replace it with your stakeholder group.

- Other Business
 - Taine asked about the PRC meeting dates for 2026 and requested the approval of those dates be moved to the July meeting since many folks' calendars are already filling up.
 - Jeannie asked to review the alternative subcontractor selection procurement (ASSP) process.
 - ✓ Chair Johnson shared that there are 2 ways noncertified public agencies can request the use of ASSP. One is by requesting approval during their project review, or the public agency can return at a future date after their project has been approved.
 - ✓ All ASSP packages need to be for \$3M or more and will benefit the project.
 - ✓ Project applications asking for approval with ASSP will be scored on the GC/CM project
 - ✓ Returning ASSP applications will have use the separate ASSP score sheet since the project has already been approved. Please remember to fill out this information at the top.
 - Art asked for a recommendation on how to score more than 3 ASSP applications because one project review he is chairing is asking for approval of 13 ASSP packages.
 - ✓ After considerable discussion, it was determined the review panel would need to carefully fill out their score sheets to ensure their decision is expressed clearly. So if there are some packages not approved, the panelist could use the "All approved, but..." language or whichever the panelist discerned is the best way to express their intent.
 - ✓ The PRC will need to discuss further on the best way to allow more than 3 ASSP packages and consider what happens when even one is singled out.
 - ✓ Heather asked if it would be appropriate to ask the applicant why they are not asking for ASSP for their project if it looks like they could benefit from requesting it. The response was agreement that it would be completely appropriate to ask.
 - Talia asked for volunteers to fill in on panels for Traci who is sick and Bret who has a last-minute conflict. Chair Johnson volunteered for the Lake Stevens ASSP review, Taine volunteered to chair the Seattle School District project with Bret stepping in for Traci, the Jeannie Natta will take Bret's City of Camas panel on Friday.
 - Joshua needs to be recused from the 10 am King County panel. Yuki will step in to ensure there is a DBE representative.
 - Bylaw subcommittee information and application examples will be shared in September

9:00 am UNIVERSITY OF WASHINGTON
– *Recertification for GC/CM*

Chair: Eza Agoes

Full Committee Called (5 recusals & 8 absences)

- The University of Washington is a leader in public works design & construction. They have members who participate in the Public Owner Roundtable, CPARB Sub-Committees, the Project Review Committee, and supply training and education through the AGC and DBIA.
- The university hired a GC/CM-experienced trainer to provide a three-part training session for university staff to ensure all project managers are up to date in how to utilize GC/CM.
- In support of the state's economic goals and to support a diverse supplier pool, the UW aspires to achieve at least 20% utilization of small, veteran-owned, and historically disadvantaged businesses through subcontracting opportunities on capital projects. Over the past five years, their Ascend program has helped more than 200 businesses raise \$23.7M in capital, generate \$360M in revenue and created 2,615 jobs.

Lessons Learned:

- It is critical to have GC/CM and owner staff that fully understands the requirement to bid out all subcontract work, equipment and material purchases.
- GC/CM and Owner must understand how to manage risk contingency, negotiated support services, and specified general conditions.
- Have early conversations about 'mini-MACC's' and phasing the work.
- Ensure self-performed work is genuinely competitively bid.
- Culture of recognition motivates quality and performance.
- Senior Management Team must stay engaged for the duration
- Cost Allocation/Responsibility requires resources to manage.

Minutes by Talia Baker

Public Comments: *No Public Comments*

Deliberation:

The UW is a leader in improvements withing the industry. They provided a great presentation, they clearly have experience successfully using G/CM, the application was well put together, and the number of staff dedicated to successful use alternative delivery was impressive.

Conclusion:

Jim Dugan made the motion to approve the recertification application. Taine Wilton seconded the motion.

Unanimous Approval 20/20 members present

10:00 am KING CO. DEPT. OF NATURAL RESOURCES & PARKS, WASTEWATER TREATMENT DIV. – GC/CM HEAVY CIVIL
– Mouth of Duwamish Combined Sewer Overflow Influent & Effluent Conveyance & Outfall Project
– ASSP for (13) EC/CM, MC/CM, Specialty Equipment, Structures Sub., Specialty Fabricator, Marine Sub, Env. Remediation/Hazardous Materials Specialist, Ground Improvements/Spec Geotech, Site Work Subs, Instrumentation & Controls, PreFab Systems & Equipment, Specialty Sub, Temp Works/Bypass Systems

Panel Chair: Art McCluskey

Panel: Eza Agoes, Becky Barnhart, Brandi Colyar, Jeff Gonzalez, Yuki Seda-Kane, Lance Thomas, Tim Thomas

- Project Cost: \$556.3M
- Influent Conveyance is the incoming piping system carrying combined sewer and stormwater, which flows into the future Wet Weather Treatment Station, and the Effluent Conveyance & Outfall is the outgoing piping system which drains the treated water into the Duwamish River. Separate bodies of work in the Program are Wet Weather Treatment station (*approved by PRC for GC/CM on May 23, 2025*).
- Influent Conveyance work includes capacity improvements to regulators, which will be accomplished by upsizing the existing gates and replacing adjacent pipes. Additionally, this includes capacity improvements to the existing regulators, which will be accomplished by rerouting conveyance pipe from the existing main trunk line and holding areas to a new regulator station to store and regulate flow to the wet weather treatment station. This includes 5,516 feet of Influent Conveyance, 1,492 feet of which will be constructed as a micro-tunnel with the remainder being constructed via open cut / trench methods.
- Effluent Conveyance and Outfall work includes installing approximately 1,240 feet of effluent pipe using open trench methods, relocating existing utilities, and restoring any disturbed surfaces. Two shafts will be built to support a 360-foot section of pipe installed using trenchless methods. A new pump station will be added to help move the treated water. This work includes open-cut and/or trenchless conveyance, in-water outfall pipe requiring divers, a diffuser installed within a sheeted trench, fish habitat surface layer restoration in outfall trench, and anchored barges for excavation.
- Funding was appropriated for concept design in recent budget cycles. Additional appropriation is being requested for the upcoming biennium in the current and future budget cycles for remaining funds. The project will explore federal and state funding program opportunities to support this project. These may include, but are not limited to, WIFIA loans from the EPA and SRF loans from WA Ecology.
- Team has been augmented with qualified consultants.
- Project meets the RCW requirements for Design-Build?
- Due to inconsistencies in the alternative subcontractor selection procurement applications, the actual calculated costs of these packages and several not meeting the minimum RCW requirements, the alternative subcontractor selection procurement portion of this application was not approved.

Public Comments: *No Public Comments*

Deliberation:

The panel discussed that while the project meets the statute, the inconsistencies of the ASSP packages do not, and suggested deferring the ASSP to a later date once the GC/CM is onboard and the scope of each package is clearly laid out.

Conclusion:

Jeff Gonzalez made the motion to approve the project application. Tim Thomas seconded the motion.

Becky Barnhart made the motion to deny all ASSP applications. Eza Agoes seconded the motion.

Unanimous Project Approval 8/8; Unanimous ASSP Denial 8/8

11:00 am KING CO. DEPT. OF NATURAL RESOURCES & PARKS, WASTEWATER TREATMENT DIV. – GC/CM HEAVY CIVIL
– Sammamish Plateau Diversion Project (No ASSP)

Panel Chair: Thomas Golden

Panel: Eza Agoes, Lisa Corcoran, Brian Jewett, Karl Kolb, Heather Munden, Yuki Seda-Kane, Tim Thomas

- Project Cost: \$376.3M
- The Project addresses regional conveyance system capacity needs. Flow will be diverted out of the South Lake Sammamish Planning Area north by designing and constructing a conveyance line capable of diverting up to 7.31 million gallons per day of flow from the Southwest Lake Sammamish area north and upgrading KCWTD's York Pump Station and Diversion Structure. Diverting flows northward will alleviate capacity needs at several conveyance facilities between KCWTD's Issaquah Interceptor Section 1 and Eastside Interceptor. This project will further benefit the Sammamish Plateau Water and Sewer District by diverting much of their sanitary flow north and away from local collection system conveyance needs to the south.
- Funding was appropriated for preconstruction in recent budget cycles. Additional appropriation is being requested for the upcoming biennium in the current and future budget cycles for remaining funds. It is expected that additional funds will be appropriated after the selection of the GC/CM and well before the completion of design and commencement of construction. The project has received SRF funding from WA Ecology for planning and design phases of work.
- Team is well versed and experienced in the use of GC/CM.
- Project meets RCW requirements for GC/CM.

Public Comments: *No Public Comments*

Deliberation:

The panel felt this project was clearly laid out and were impressed with the inclusion goals.

Conclusion:

Tim Thomas made the motion to approve the project application. Heather Munden seconded the motion.

Unanimous Approval 8/8

12:00 pm LUNCH

12:30 pm STEVENS COUNTY – ASSP FOR EC/CM & MC/CM
– Stevens County Justice Center Project Approved 1/23/2025

Panel Chair: Jim Dugan

Panel: Eza Agoes, Becky Barnhart, Alexis Blue, Joshua Cheatham, Brandi Colyar, Ron Paananen, Kevin Thomas

- EC/CM Cost: \$11M
- MC/CM Cost: \$13M
- Seeking approval to use the EC/CM & MC/CM alternative subcontractor selection procurement during the design phase the subcontractor can:
 - Evaluate the intricate systems that will need to be installed and turned over, particularly in the existing facility due to the phased and occupied nature of the project.
 - Their insights into material supply chain for their related products will provide valuable guidance to potential early material procurement to help facilitate overall cost and schedule management.
 - Involvement of an EC/CM and MC/CM will align with the County's desire for the highest level of construction within the known budget constraints and allow for potential betterment in the design, increased constructability and cost savings throughout.
 - Security electronics are a vital component to the construction of a detention facility. The EC/CM will allow the County to carefully evaluate the different benefits of each security electronics system available and have the ability to choose the system that best suits their needs and current Information Technology capabilities.
 - Allow the County to select these subcontractors primarily on qualifications and experience rather than solely on low price. RFQ/RFP criteria and scoring will be tailored to align with these specific types of work and project.
- Request meets RCW requirements alternative subcontractor selection procurement.

Public Comments: *No Public Comments*

Deliberation:

The application for ASSP was well put together and having the EC & MC on the team as soon as possible will help make this project a success.

Conclusion:

Kevin Thomas made the motion to approve the Alternative Subcontractor Selection Procurement applications for EC/CM and MC/CM. Joshua Cheatham seconded the motion.

Unanimous Approval 8/8

1:00 pm LAKE STEVENS SCHOOL DISTRICT – ASSP FOR EC/CM & MC/CM
– Skyline ES/Lake Stevens MS Modernization & Expansion Project Approved 1/23/2025

Panel Chair: Jeff Gonzalez

Panel: Mallorie Davies, Gina Hortillosa, Dave Johnson, Art McCluskey, Bret Miche, Anthony Udeagbala, Taine Wilton

- EC/CM Cost: \$14.4M
- MC/CM Cost: \$20.9M
- Seeking approval to use the EC/CM & MC/CM alternative subcontractor selection procurement during the design phase the subcontractor can:
 - Evaluate current school electrical and mechanical systems during the critical design development phase
 - Identify value engineering opportunities for selected electrical and mechanical system components.
 - Assist with early recommendations of specific materials and equipment selection.
 - Identify phasing strategies on an occupied site.
- Request meets RCW requirements alternative subcontractor selection procurement.

Public Comments: No Public Comments

Deliberation:

The panel appreciated that the school district took the time to analyze the need for ASSP, the applicant did a great job explaining the benefits of their use, and this project is a good candidate for EC & MC/CM.

Conclusion:

Dave Johnson made the motion to approve the Alternative Subcontractor Selection Procurement applications for EC/CM and MC/CM. Anthony Udeagbala seconded the motion.

Unanimous Approval 8/8

1:30 pm SEATTLE SCHOOL DISTRICT – GC/CM
– John Marshall School Modernization 2029 Project w/ASSP for EC/CM & MC/CM

Panel Chair: Taine Wilton

Panel: Thomas Golden, Tamara Hartner, Gina Hortillosa, Bret Miche, Yuki Seda-Kane, Mike Shinn, Anthony Udeagbala

- Project Cost: \$129M
- Project includes expanding classroom sizes, enhancing program spaces, upgrading the building's exterior with better insulation, new energy-efficient windows, and improvements to the walls and roof to create a more energy-saving environment. For safety there will be seismic and structural upgrades, and updated life safety and security systems. Inside there will be new finishes and completely modernized heating, cooling, electrical, and ventilation systems—including the introduction of a sustainable geothermal system.
- Funding via the Building Excellence (BEX) VI Capital Levy approved by Seattle voters in February 2025.
- Alternative Subcontractor Selection Procurement for EC/CM & MC/CM was approved.
- Team is well versed and experienced in the use of GC/CM.
- Project meets RCW requirements for GC/CM.
- **Lessons Learned:**
 - Pay close attention to service equipment needs and delivery schedules because they can impact the overall project schedule.
 - Start early discussions regarding optimal time to bring the GC/CM onboard and identify EC/CM & MC/CM needs as soon as possible.
 - Have the EC & MC/CM assist to provide as much value as possible within the parameters of the project.
 - Early discussions help to provide communication transparency and build the team partnership.

Public Comments:

Kyle York. The historic nature of the project is one of the reasons why this project's a good fit for GC/CM. He has had the privilege of working on 2 historic modernizations with Seattle public schools, and each of them has had a number of challenges that seem to be inherent with historic buildings. The process involves peeling back the different layers and seeing what can be seen, but there's always one consistent strategy on those projects, and that's early coordination and risk mitigation between contractor design team and the owner which is paramount for success. He reiterated that Seattle Public Schools clearly, has the team and the tools in place to successfully manage the project. He also pointed out that they have, a proven track record of thoughtful early engagement with contractors to involve them in the decision-making process to ensure the historic buildings are really delivered to last as there is a strong focus on quality and longevity. In Seattle, these projects have been around for a hundred years, and it's important and commendable there is a collective collaborative team looking to preserve these sites for the next 100 years. He feels Seattle Public Schools is ready to do it.

Matt Everett. Voiced his support for Seattle Public Schools and the use of GC/CM, with this school being a Landmark building, and a tight site surrounded by a neighborhood. It seems they are checking all the boxes. This team in particular really understands GC/CM, and how to leverage that process to maximize value for the communities. Richard didn't mention this, but Seattle Public Schools with Bassetti Architects just successfully finished the Van Assell interim site which also had a landmark building which is a very similar project. They definitely understand what they're doing and how to utilize the alternative delivery process to maximize value.

Patrick McGlothlin with *Lydig Construction*. Voiced Lydig's support for this project. Not only is the school district saying the right things, but they walk the walk later as we actually get into the projects, we see that proactive problem-solving partnership. The GC/CM process is really about maximizing the benefits. So, on behalf of Lydig, he wanted to voice support for this project, and Seattle Public Schools.

Deliberation:

The application and presentation were well put together, the project is a good candidate for GC/CM, the district has a highly experienced team and are set up for a successful project. The panel was pleased with the program to involve students and answer their questions.

Conclusion:

Thomas Golden made the motion to approve both the project application and the ASSP for EC/CM & MC/CM.

Bret Miche seconded the motion.

Unanimous Approval 8/8

2:30 pm BEN FRANKLIN TRANSIT – PROGRESSIVE DESIGN-BUILD
– *BFT Maintenance Shop Project*

Panel Chair: Jeff Jurgensen

Panel: Alexis Blue, Brain Jewett, Dave Johnson, Art McCluskey, Yuki Seda-Kane, Kevin Thomas, Lance Thomas

- Project Cost: \$7.3M
- Project will include a dedicated location for storage of equipment and materials, and office space with dedicated training spaces available to maintain fleet and personnel readiness. The dedicated shop space will allow for both mechanical and carpentry work.
- It is anticipated that the building will contain three multi-purpose shop bays as well as office and support spaces with additional structures desired for storage and equipment parking.
- The Ben Franklin Transit Board of Directors has planned for \$5.6M to be allocated toward this project between the current and upcoming fiscal years. An amended budget request is planned to increase the allocation to cover the current estimate with several optional improvements added and will necessarily be managed as betterments until the added funds can be officially allocated.
- Team has several experienced staff and is augmented with qualified consultants to ensure project success.
- Project meets RCW requirements for Design-Build.

Public Comments: *No Public Comments*

Deliberation:

This appears to be a straightforward project with and indigenous group as a consultant to ensure successful DBE support.

Conclusion:

Dave Johnson made the motion to approve the project application. Jeff Jurgenson seconded the motion.
Unanimous Approval 8/8

3:30 pm PARKS TACOMA – PROGRESSIVE DESIGN-BUILD
– Reimagined Meadow Park Golf Course Project

Panel Chair: Jeannie Natta

Panel: Becky Barnhart, Brandi Colyar, Tamar Hartner, Jeff Jurgensen, Ron Paananen, Mike Shinn, Anthony Udeagbala

- Project Cost: \$47.7M
- Project will include: a new Champion 18-Hole Golf Course, an Executive 9-Hole Golf Course, a full-service, multi-level driving range, a new and enhanced multi-function golf clubhouse, new program spaces, golf practices areas, new maintenance facility and expanded parking.
- Funding will be from four sources:
 - \$25.9 million in Revenue Bonds. Bonds will be sold in Quarter 4 2025.
 - \$10.6 million in Parks Tacoma Bonding. District Bonding planned for Quarter 2 2027.
 - \$8.02 million in Parks Tacoma Meadow Park GC Cash Reserves. Cash Reserves planned for Quarter 1 2028.
 - \$3.2 million in philanthropic fundraising.
- Team has been augmented with qualified consultants.
- Project meets the RCW requirements for Design-Build.

Public Comment:

Morris Aldridge, *Executive Director of Planning and Construction with Tacoma Public Schools and the President of DBI Northwest*. He wishes to put his support behind this project because Joe Brady and his team have put together a great resource team with Parametrix supporting them, supporting the Tacoma community, our children and everyone in the South Sound region. They have worked closely with Parametrix on putting their information together, and they're going to have an outstanding project. I know that our superintendent, Josh Garcia, and Sean Silver, who's the director Parks Tacoma, have also been working and looking at how they can greatly increase their numbers within this community reinvestment.

Layne Alfonso with *GeoEngineers*. He voiced his support for this project., As a long time Tacoma resident, he has witnessed the Parks Tacoma's dedication to the community, and their commitment to make all their facilities accessible to the entire community. Also, he's seen the Park District take on very large substantial multi-year projects with great success, such as Owen Beach, Point Defiance, etc. So, this owner is more than capable to be able to be successful. Additionally, he shared the team Parks Tacoma has assembled has been great. He's worked with Joe Brady throughout his entire career and witnessed the dedication he has to the community. Layne has seen that golf course on a busy sunny day, so for them to keep it going while they're while doing this project is going to take a team with a lot of experience.

Deliberation:

This is a great project for the community, and the panel was impressed with the presentation and is excited about the project.

Conclusion:

Anthony Udeagbala made a motion to approve this project application. Jeff Jurgenson seconded the motion.
Unanimous Approval 8/8

3:30 pm ADJOURN

Location: Virtual via ZOOM

July 25, 2025

Members Attending:

Garett Buckingham, Owner Public Hospitals	Brian Jewett, Private Sector
Joshua Cheatham, Disadvantaged Businesses	Karl Kolb, Design Industry Engineers
Lisa Corcoran, Owner General Public	Heather Munden, Owner Ports
Mallorie Davies, Construction Trades/Labor	Jeannie Natta, Owner Higher Education
Jim Dugan, Construction Managers	Ron Paananen, Design Industry Engineers
Tamara Hartner, General Contractors	

9:00 am CITY OF CAMAS – GC/CM (No ASSP)
– Camas-Washougal Fire Department 41 New Headquarters Project

Panel Chair: Karl Kolb

Panel: Garett Buckingham, Joshua Cheatham, Lisa Corcoran, Mallorie Davies, Brian Jewett, Heather Munden, and Jeannie Natta

- Project Cost: \$24.4M
- New Headquarters Fire Station 41 is planned to be 23,280 sf and will accommodate the HQ office spaces by housing administration staff and the Fire Marshall's office. Construction will include the street vacation of NE Everett, relocation of existing utilities and demolition of the building currently in place on the site.
- The building will contain bedrooms, dining, fitness and living spaces for fire personnel, and an apparatus bay for vehicles, with maintenance, storage and decontamination spaces to support operation.
- Project is fully funded and secured through successful passage of Proposition 1 authorizing issuance of \$26,300,000 in general obligation bonds for fire safety improvements on August 6, 2024.
- Team has been augmented with qualified consultants.
- Project meets RCW requirements for GC/CM.

Public Comments: No Public Comments

Deliberation:

The panel felt the application was well put together, and it was good to see tools being used and the owner taking responsibility for the process. This project is perfect for GC/CM.

Conclusion:

Lisa Corcoran made the motion to approve the project application. Jeannie Natta seconded the motion.

Unanimous Approval 8/8

10:00 am RIVERCOM 911 – GC/CM (No ASSP)
– Regional Emergency Services Dispatch Center Project

Panel Chair: Jim Dugan

Panel: Garett Buckingham, Mallorie Davies, Tamara Hartner, Joshua Cheatham, Heather Munden, Jeannie Natta, and Ron Paananen

- Project Cost: \$26M
- New 17,500 sf building to provide resilient continuous 911 emergency communications and will house dispatch operations, technology infrastructure and maintenance, and administration functions designed for uninterrupted service.
- Funding will be from a levy in April 2026 for 1/10th of 1%.
- Team has been augmented with qualified consultants.
- Project meets RCW requirements for GC/CM.

Public Comments:

Matt Lubbers a project executive with BNBuilders. They are a potential GC/CM for this project and are in favor of RiverCom 911's application for GC/CM. This project is a clear candidate for GC/CM for all the reasons the team mentioned and because this is a critical infrastructure project. It's going to require a GC that is very experienced in mission-critical work. Specifically, this type of project typically requires a robust QC program that other contractors might not have, simply to guarantee a smooth turnover to occupancy, on budget and on schedule. BNBuilders have

Minutes by Talia Baker

personally worked with both Rob and John at OAC Services, who have proven to be experts in GC/CM always taking a collaborative approach 1st mentality when working with clients, designers and the GCs. He is in favor of their approach to this project. Lastly, Wenatchee is in the heart of the data center world with challenges pulling subs locally out of the local area. So, having a GC on board early is going to help with a strong outreach plan just to get subs interested in the job and to ensure competitive pricing.

Rob Decker with Garco Construction. He wanted to voice Garco's support of the project for 2 reasons, 1) this project meets at least one of the criteria in 39.10.340, and 2) because of the nature of the project. The public deserves a good outcome, and this delivery method ensures the best chance of a good outcome. And like Doug mentioned, it's critical that there is community trust and fiscal responsibility to the community for this project.

Deliberation:

This project clearly meets the criteria, the proposed team clearly has experience with GC/CM, the applicant has a well put together plan and application, and having a GC/CM onboard will be helpful for success.

Conclusion:

Joshua Cheatham made the motion to approve the project application. Jeannie Natta seconded the motion.

Unanimous Approval 8/8

11:00 am Adjourn

Guest Attendees:

Ackerman, Jeremy; Absher Construction	Lis, Reyno
Aldridge, Morris; Tacoma Public Schools	Liu, Ping (PL); Shimmick Construction
Alfonso, Layne; GeoEngineers	Loghry, Karee
Amdal, John; Skanska USA	Lohr, Marcie; BCE
Anderson, Shane; Director of FCP Ben Franklin Transit	Lowman, Doug; King County WTD
Auay-Fuay, Autumn	Lubbers, Matt; BNBuilders
Avevedo-Soto, Monica	Lucero, Monica; JTM Construction
Baca, Joe; King County	Magruder, Cindy; University of Washington
Barehand, Shana; WA State Dept. Enterprise Services	Marsh, Eric; Skanska USA
Barnard, Vivian	Martinez, Monique; Dept. Enterprise Services
Beasly, Amira; King County WTD	Mayer, Erin; Absher Construction
Belanich, Andrea	McDonnell, Brittanie; Parametrix
Best, Richard; Seattle School District	McGlothlin, Patrick; Lydig Construction
Bingham, Scott; Sundt Construction	McIver, John; Skanska USA
Bishop, Troy; ALSC Architects	Melson, Cathy; Absher Construction
Blackmer, Aaron; ALSC Architects	Merrill, Chad
Blain, Robert; Benton County / CPARB Member	Mic, Reuss
Boatman, Ed; Mott MacDonald	Mieling, Ariel; Bellevue PCS
Brady, Joe; Dept. Director Parks Tacoma	Miles, Dan; Bassetti Architects
Braun, Trevor; BNBuilders	Minder, John; OAC Services
Brink, Greg; Parametrix	Minkowski, Mark; Owner Advisor Kennedy Jenks
Brown, Nicole; Parametrix	Mooseker, Karen; Mukilteo School District
Burgin, Taylor	Morgan, Derek; R&C Management Group
Butros, Angel; WA State Dept. Enterprise Services	Murphy, Stephen; Korsmo Construction
Cape, Jeremiah	Nejati, Zainab; King County AO
Christiansen, Tina; Seattle School District	Neto, Kristina; Absher Construction
Christianson, Kristoffer	Nottingham, John; Brown & Caldwell
Clark, Steven	O'Hara, Mary; PMOA Manager King County, WTD
Clauffer, P	Olson, Maddie; AHBL
Comer, Sam; Cornerstone General Contractors	Olson, Patty; Shimmick Construction

Guest Attendees:

Conley, Ian; Skanska USA	Orvis, Rob; Director of C&P Ben Franklin Transit
Connolly, Joe; OAC Services	Ouedraogo, Madeleine; King County
Contreras, Diana	Overbay, Mihkaela; Admin Manager RiverCom 911
Conway, Susan; Bassetti Architects	Pare, Ben; TPI
Cope, Jeremiah; Schneider Electric	Parker, Felisha; King Co Wastewater Treatment Div.
Cormack, Adam; R&C Management Group	Pedroza, Alfred; Tanner Pacific
Cox, Skylar; HNTB	Peese, Rachael; Kiewit
Cross, John	Phipps, Shannon; Project Rep. King County WTD
Curtin, Jessica; Abbott Construction	Pla-Rucki, Genevive; Port of Seattle
Davis, Dean	Redman, Meredith; King County WTD
de Bel, Maud; King County WTD CSO Unit	Reed, Travis; Howard S. Wright
Deakins, Nancy; WA State Dept. Enterprise Services	Reynolds, Lisa; Parametrix
Decker, Rob; Garco Construction	Rickman, Wesley
Decoteau, Jillian; King Co. Business Develop. Comp.	Robinson, Tony
Derieg, Carl; Korsmo	Romero, Mitch; Parametrix
Dinh, Anna; Lydig Construction	Rossman, Tom; Shimmick Construction
Ditzhazey, Amanda	Roth, Trisha; King Co Wastewater Treatment Div.
Ditzl, Amanda	Sakagami, Makoto
Dobyns, Bill; Turner Townsend Heery	Sammet, Jim
Doherty, Agela; AHBL, Inc.	Sandvold, Melissa
Dufel, Greg	Scherer, Cody; R&C Management Group
Dugan, John; Lydig Construction	Schoeder, Todd
Dycus, Tiffany; Flatiron Dragados	Seanard, Gabe; Skanska USA
Elkassis, Youseff	Sebero, Jenny
Feldmeyer, Matt; Renton School District	Seeberger, Marc; SAK Builders
Ford, Shaun; Asst. Chief Camas-Washougal Fire Dept.	Sellgren, Kayleah; FORMA Construction
Fowler, Ann; King County WTD	Shumate, Travis; Absher Construction
Franks, Elena	Skutac, Michael
Frazier, Steve; Senior PM Ben Franklin Transit	Slichter, Jeff
Galvan, Michael	Slinger, Kevin; Ben Franklin Transit
Garcia, Katia	Snyder, Leeann; King County Procurement
Gardner, Heath; Wenaha Group	Sockle, Kim; Dept. Enterprise Services
Ghosn, Freddy	Stanton, Rob; Lake Stevens School District
Gizzi, Chris; WA State Dept. Enterprise Services	Storaasli, D
Goodman, Chris	Strom, Robin; Mortenson / CPARB Members
Gross, Rob; OAC Services	Tackett, Bethany; Forma Construction
Haag, Erik; PGA / Parks Tacoma	Tatge, Steve
Haarmann, Michael	Tenuta, Evann; King Co Wastewater Treatment Div.
Hagen, Haeli; Skanska USA	Thaxton, Robynne; Advisor, Thaxton Parkinson LLC.
Hall, Caitlyn; King Co Wastewater Treatment Div.	Tomlinson, Zak
Harris, Brian; TCA Architecture	Toomey, Noah; SAK Builders
Hartwig, Jake; PM Wenaha Group	Tristao, Jonathan; Tanner Pacific
Hatfield, Paul	Truong, Khoz; PM King Co Wastewater Treatment Div.
Hatschreider, Adam; SHKS Architects	Tseng, Debra
Henderson, Shelly; Mukilteo School District	Urban, Brian; Skanska USA
Hill, Tegan; Bassetti Architects	VanWieringer, Liz; Lydig Construction
Hinderlifter, K	Verbeck, Morgan
Hocklander, Heather; Parametrix	Weber, Patrick
Hoeing, Joseph	Weholt, Kris
Holmstrom, E	Wight, Paul; Seattle Public Schools

Guest Attendees:

Hong, Thuy; HNTB	Wimber, A
Hope, Danica; Benton County	Wise, Courtney; JTM Construction
Hovell, Catherine	Wiser, Doug
Hummel, Stan; King Co Wastewater Treatment Div.	Woodcock, Tom
Ibrahim, Mohamed	Woolley, Jeremy; Parks Tacoma
Jacobs, Megan; Parametrix	York, Kyle
Jansen, Janet; WA State Dept. Enterprise Services	
Jarvis, Ross	<i>Unidentified</i>
Johansson, Karl; Aetta Architects	<i>B010371</i>
Johnson, Daniel; King Co Wastewater Treatment Div.	<i>Briana</i>
Jones, Doug; Exec. Director RiverCom 911	<i>Ehsan's iPhone</i>
Jordan, Melissa; King County	<i>Eshirkhani</i>
Kelsey, Kimberly	<i>Guest</i>
Kirkpatrick, Ryan	<i>Hayden</i>
Klein, Mica; Legal Counsel, Perkins Coie	<i>Jack</i>
Krona, Emma	<i>SheaW</i>
Lane, Jared	<i>W, Terry</i>
Leatherman, Neal	<i>Yildiz</i>
Leland, Ken; AHBL, Inc.	<i>ZoomUser</i>
Lindquist, Hannah King County WTD	

Total Project Approvals for July 24-25, 2025:

- 3 Design-Build projects totaling \$ 45,257,670
 - 4 GC/CM projects totaling \$2,089,091,400
- Total project approvals for 3/27/2025: \$2,134,349,070**

Total Project Approvals to date 2025:

Year to Date Total project Approvals:

DB:	\$ 563,271,824	Traditional DB: 0	Progressive DB: 10	
GC/CM:	\$3,831,132,612	Approved Proj: 18	Heavy Civil: 4	w/ASSP: 4
Total:	\$4,394,404,436			

Current number of Certified Agencies: 16

Year to Date Alternative Subcontractor Selection Procurement applications approved: 12

Types of ASSP Requested:

• EC/CM	6	Cost: \$80.8M – Approved; \$10.3M - Denied
• MC/CM	6	Cost: \$78.3M – Approved; \$25.6M - Denied
• Specialty Equipment	1	Cost: \$42.1M – Approved
• Structural Subcontractor	3	Cost: \$54.4M – Approved; \$30.8M - Denied
• Hazardous Materials Spec.	1	Cost: \$15.6M - Denied
• Specialty Geotechnical	1	Cost: \$ 2.8M - Denied
• Instrumentation and Controls	1	Cost: \$ 5.8M - Denied
• Marine Subcontractor	1	Cost: \$ 31M - Denied
• Prefab. Systems & Equipment	1	Cost: \$ 6.4M - Denied
• Site Work Subcontractor	1	Cost: \$37.4M - Denied
• Specialty Civil Subcontractor	1	Cost: \$45.9M - Denied
• Specialty Fabrications	1	Cost: \$ 11M - Denied
• Bypass Systems	1	Cost: \$ 1.7M - Denied

Total Approved \$255.6M
Total Denied \$224.3M