

Project Review Committee

Chair Report to CPARB

October 13, 2022

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PRC VIRTUAL MEETING OCTOBER 13, 2022

Jeff Jurgensen, Chair

Kyle Twohig, Vice Chair

September 22, 2022 – Day 1

8:00 AM BUSINESS MEETING

- A full Committee was in attendance (27 members)
- Vice Chair Twohig shared proposed Bylaw language to include the mentorship program and special meeting conditions. Both were approved.
- Future Meeting Set-Up
- Assistant Attorney General, Dierk Meierbachtol gave an overview and answered question regarding the following RCWs that outline the expectations of public members acting in a state government role such as CPARB and the PRC:
 - Ethics in Public Service [RCW 42.52](#)
 - PRC Creation & Members [RCW 39.10.240](#)
 - Public Records Act [RCW 42.56](#)
 - Open Public Meetings Act [RCW 42.30](#)

9:00 AM CITY OF SEATTLE – GC/CM & DESIGN-BUILD - Recertification

Review Chair: Jeff Jurgensen; Full Committee in attendance

(26 voting members; 2 recused)

- The City of Seattle has established an internal review committee, similar to the structure of the PRC, that meets regularly to assess and evaluate the use of DB or GC/CM on projects for the City. The intent of this committee is to ensure the City's DB & GC/CM projects are appropriate use of the delivery method and are monitored on a quarterly basis through project closeout. If the project does not demonstrate timely progression, it is re-evaluated by this committee and may be taken off the project list for DB or GC/CM.
- Public Body meets all RCW requirements for Recertification.
- The applicant has demonstrated success in GC/CM and DB delivery
- Has 22 APW projects that are ongoing or completed since 2019.
- The City has had no audit findings since certification in 2019.
- Lessons Learned:
 - GC/CM project with federal funding are challenging to meet state DBE requirements.
 - On Design-Build the owner must be prepared to review work and make any required decisions in a timely manner.
- Unanimous Approval 25/25

10:00 AM DEPARTMENT OF ENTERPRISE SERVICES – GC/CM & DESIGN-BUILD - Recertification

Review Chair: Kyle Twohig; Full Committee in attendance

(26 voting members; 7 recused)

- DES is a Statewide Agency that provides Capital Project Management on Public Works Projects for 34 Community and Technical Colleges, the State Capital Campus, Department of Corrections, Department of Social & Health Services, Washington State Patrol, Department of Veteran Affairs and about 20 other small State Agencies.
- Currently DES has 9 GC/CM and 5 Design-Build projects completed or in process, 4 GC/CM and 3 Design-Build projects proposed for the 23-25 Biennium, and 2 projects where the alternative delivery type is still TBD.
- All Alternative Delivery projects require inclusion plans.
- Unlike other Public Bodies, DES' inclusion efforts are statewide so the appearance of lower inclusion numbers can be misleading due to the broader area of service compared to a school district or county.
- Application meets all RCW requirements

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- Lessons Learned:
 - Select a team that embraces collaboration.
 - Pay invoices in a timely manor as delayed payment affect the disadvantaged subs who cannot afford to float costs.
 - Be consistent with document sharing by deciding early to have one communication sharing tool and take the time for all involved to learn that communication tool (i.e Bluebeam).
 - Maintain open dialogue and collaboration with the whole team.
 - Termination for convenience is a valuable aspect of the standard contract, when needed.
- Unanimous Approval 19/19; 7 members had recused themselves

11:00 AM BETHEL SCHOOL DISTRICT – GC/CM

- Evergreen Elementary Renovation and Addition Project

Panel Members Present: Jeff Jurgensen, David Beaudine, Marvin Doster, Sherry Harris, Jeannie Natta, Mike Pellitteri, Vicky Schiantarelli, and Taine Wilton

- Project Cost: \$34.3M
- Renovation of existing building that is approximately 48,000 sf with an addition of 10,000 sf adding classrooms, commons, and a new kitchen.
- New MEP to meet code requirements
- Improve site circulation and frontage
- Project fully funded from 2019 bond
- Knowledgeable and experienced team.
- Meets RCW requirements
- Unanimous Approval 8/8

12:30 PM SEATTLE SCHOOL DISTRICT – GC/CM

- Aki Kurose Middle School Addition and Modernization Project

Panel Members Present: Ato Apiafi, Alexis Blue, Dave Johnson, Jessica Murphy, Vicky Schiantarelli, and Taine Wilton

- Project Cost: \$212.6M
- Demolish 25,000 sf of existing school and construct a new 40,000 sf classroom wing.
- Modernize 145,000 sf of existing school to include space improvements for up to 1,000 students, earthwork and new parking, and all major utility systems need replacement.
- Partial funding from 2019 Levy and partial from capital levy expected in 2025.
- This school will remain in operation during construction.
- Meets RCW Requirements
- Team with experience and capacity
- Requesting MC/CM & EC/CM Alternative Subcontractor Selection Process
- Unanimous Approval 6/6

1:30 PM SEATTLE SCHOOL DISTRICT – GC/CM

- John Muir Elementary School Early Learning Addition & Miscellaneous Improvements Project

Panel Members Present: Ato Apiafi, Mallorie Davies, Jeff Jurgensen, Linneth Riley Hall, Vicky Schiantarelli, Louise Sweeney, Tim Thomas, and Taine Wilton

- Project Cost: \$14.9M
- Build a 4-classroom Early Learning addition
- Renovate the 3rd floor of the existing 1971 classroom to include installing new glazing on the second and third floors; upgrades to the fire suppression system, replacement of the fire alarm system, and replacement of the existing lighting with LED lighting throughout the building; expansion of the main electrical room and replacement of the existing electrical service; replacement of the domestic water heater; modernization of the existing loading dock; and associated site development improvements including construction of an early learning playground.
- Funding from BTA V Capital Levy approved in February 2022 plus Distressed School Grant from OSPI.

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- This school will remain in operation during construction.
- Meets RCW Requirements
- Team with experience and capacity
- Unanimous Approval 8/8

2:30 pm GRANT COUNTY PUBLIC HOSPITAL DISTRICT – GC/CM

- Columbia Basin Hospital Emergency Department Modernization Project

Panel Members Present: Ato Apiafi, Thomas Golden, Cory Hamilton, Karl Kolb, Art McCluskey, Linneth Riley Hall, Vicky Schiantarelli, and Kyle Twohig

- Project Cost: \$5.7M
- Modernization of existing hospital facility's Emergency Department to include improvements for patient ADA access and privacy, improve public and staff safety measures, increase capacity, establish a new Airborne Isolation Suite with support spaces, Functional improvements for Emergency Dept's flow, make code requirement upgrades, and improve imaging access and functionality.
- Project funding is fully secured.
- Meets RCW requirements
- This facility must remain in operation during construction.
- Unanimous Approval 8/8

3:30 pm GRAYS HARBOR COUNTY PUBLIC HOSPITAL DISTRICT – GC/CM

- Summit Pacific Medical Center Hospital Expansion Project

Panel Members Present: Ato Apiafi, Thomas Golden, Cory Hamilton, Karl Kolb, Art McCluskey, Linneth Riley Hall, Vicky Schiantarelli, and Tim Thomas

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

September 23, 2022 – Day 2

8:00 AM NORTSHORE SCHOOL DISTRICT – GC/CM - Certification

Review Chair: Kyle Twohig; Full Committee in attendance

(23 voting members; 4 recused)

- The School District has an experienced and qualified team with additional consultant support.
- The School District has demonstrated some success in managing public works projects in the past, and needs appropriate owner controls for the subcontractor bidding process to address conflicts of interest from the General Contractor and consistently demonstrate fair transparency throughout the bidding process.
- Applicant has a good assessment process to determine appropriate delivery method to utilize.
- Applicant could not answer inquiry regarding outreach efforts.
- The School District has not demonstrated how they have met their goals for inclusion.
- Lessons Learned:
 - Because of close collaboration afforded by the GC/CM process, time was recovered in the schedule caused by complications in stormwater permitting and COVID-19 supply chain delays.
 - As-Built information plays a critical role in selective demolition.
 - Enhanced documentation will help stakeholders understand the design-decisions.
 - Formalize an updated set of Technical Specification Standards focused on sustainable practices.

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- Work with GC/CM partners on enhanced MWBE participation through careful structuring of sub-bid packages.
- Double outreach efforts to expand partnerships and to more intentionally include community advocacy groups.
- Include scoring on GC/CM selection to demonstrate MWBE outreach plan and past performance.
- Lessons learned from previous projects have not been incorporated into their most recent procedures and they do not have examples of how they made adjustments.
- Denial 13/18; 5 members voted for Approval

9:00 AM NORTSHORE SCHOOL DISTRICT – DESIGN-BUILD

- Elementary School Modernizations (Kenmore & Maywood Hills Elementary Schools) Project

Panel Members Present: David Beaudine, Alexis Blue, Dave Johnson, Karl Kolb, Young Sang Song, Kyle Twohig, and Tane Wilton

- Project Cost: \$68.5M
- Project includes modernization of two elementary schools and each site will replace existing portable classrooms with much needed additional permanent classroom spaces, expanded program support spaces, as well as improved site circulation and parking.
- Project is fully funded by capital bond approved in February 2022.
- Meets RCW Requirements
- Has an experienced team
- Unanimous Approval 7/7

10:00 AM SEATTLE SCHOOL DISTRICT – DESIGN-BUILD

- Franklin High School HVAC Repairs Project

Panel Members Present: Kurt Boyd, Dave Johnson, Jeff Jurgensen, Karl Kolb, Jeannie Natta, Young Song, Kyle Twohig, and Taine Wilton

- Project Cost: \$5.8M
- Replacement of 141 water-sourced heat pumps and reconfiguration of the ventilation system originally installed in 1989 in a 4-story 216,030 sq ft building built in 1912.
- Funds secured through a BTA V Levy passed in February 2022
- Will be the first Progressive Design-Build project for the district and have hired Parametrix as consultants to experienced project management team with plans to provide access to DB trainings and certifications to internal staff.
- Project meets RCW Requirements.
- Unanimous Approval 8/8

11:00 AM GRANT COUNTY – GC/CM (w/ASSP)

- Grant County Jail & Law and Justice Building Remodel Project

Panel Members Present: Becky Barnhart, Mallorie Davies, Kyle Dilbert, Marvin Doster, Art McCluskey, Mike Pellitteri, and Young Sang Song

- Project Cost: \$100M
- Construction of a new 133,00 sq ft county jail facility with 512 secure jail beds, booking, kitchen, laundry, sallyport, medical/infirmary, jail administration and support spaces.
- Second phase of the project will include a multi-phased remodel of the occupied 80,000 sq ft existing law and justice facility to provide additional support and courthouse space.
- Funding has been secured via previous and ongoing approved tax collection.
- Project meets RCW requirements for GC/CM and use of the ASSP for MC/CM and EC/CM.
- Has a qualified Team with ample experience.
- Unanimous Approval 7/7 w/ASSP

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12:30 PM HOUSING AUTHORITY OF THE CITY OF EVERETT – GC/CM

- 3826 Rucker Avenue Project

Panel Members Present: Becky Barnhart, Mallorie Davies, Marvin Doster, Jeff Gonzalez, Sherry Harris, Art McCluskey, Young Sang Song, and Mike Shinn

- Project Cost: \$73.7M
- New development of a 6-story senior housing facility consisting of approximately 120 one-bedroom apartments and parking.
- Project will be phased to accommodate shoring to protect adjacent homes and property, road widening, sidewalk installation, and new utility installation.
- Funding source is still in flux but anticipated to consist of bonds, grants, tax credits and other municipal funding sources pending finalization.
- Project meets RCW Requirements.
- Has a qualified team with consultants to ensure project success.
- Approval 6/8; MD/YS against

1:30 PM SNOHOMISH COUNTY 911 – DESIGN-BUILD

- SNO911 Emergency Communications Center Facility Project

Panel Members Present: Becky Barnhart, Tom Golden, Jeff Gonzalez, Sherry Harris, Art McCluskey, Young Sang Song, and Mike Shinn

- Project Cost: \$62M
- Construction and renovation of existing 90,000 sq ft office building into a new ECC facility which will include space for support of Law Enforcement, Fire, EMS and other regional public safety needs.
- Will house critical infrastructure to support several key technologies used by SNO911, Law Enforcement, Fire, and EMS throughout Snohomish County.
- Funding through interlocal agreement with Snohomish County Bonds to be issued in the fall of 2022 with reserved and appropriated E911 excise taxes earmarked for this project.
- Project meets RCW Requirements.
- Has a qualified team to ensure project success.
- Unanimous Approval 7/7

2:30 pm HIGHLINE PUBLIC SCHOOLS – GC/CM

- Evergreen High School Replacement Project

Panel Members Present: Mallorie Davies, Tom Golden, Jeff Gonzalez, Sherry Harris, Vicky Schiantarelli, Mike Shinn, Kyle Twohig, and Taine Wilton

- Project Cost: \$213.3M
- New Construction of approximately 210,000 sqft to include classrooms, laboratories, Career & Technical Education spaces, common spaces, a gymnasium and fitness rooms, auditorium and performing arts classrooms, library, food service production kitchen, administration, and office space to include HVAC, mechanical and electrical spaces and attics.
- Pre-site work includes grading, construction of new below grade utilities, pave and planted courtyards and teaching spaces, parking areas, roads, sidewalks, ball fields and tennis courts, and off-site right-of-way improvements.
- Design through 70% Construction Documents funded by 2016 Bond. Remainder of project and construction is contingent on passage of November 2022 bond.
- Occupied school site is a shared campus.
- They have an experienced team with capacity.
- Project meets RCW requirement for GC/CM.
- Unanimous Approval 8/8

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Total Project Approvals for September 23, 2022:

- 3 Design-Build projects totaling \$136,300,000
 - 8 GC/CM projects totaling \$699,229,938
 - Alternative Subcontractor Selection Applications Reviewed: 4
- Total for September: \$835,529,938**

Statistics:

Year to Date Total project Approvals:

DB:	<u>\$912,900,000</u>	Traditional DB: 1	Progressive DB: 11	
GC/CM:	<u>\$980,132,138</u>	Approved Proj: 12	Heavy Civil: 1	w/ASSP: 3
Total:	<u>\$1,893,032,138</u>			

Current number of Certified Agencies: 15

Year to Date Alternative Subcontractor Selection Applications approved: 7

Types of ASSP Requested:

- EC/CM 3
- MC/CM 1
- MC/CM Plumbing 2
- Mass Timber Structural System 0
- Maintenance & Specialty Equipment 1

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PRC Member Attendance 2022:

Member Attendance	2022							
	12/1	9/23	9/22	7/28	6/23	5/26	3/24	1/27
Agoes, Eza		x	x	x	x	x	x	X
Apiafi, Ato		x	x	x	x	x	x	X
Barnhart, Becky		x	x	x		x	x	X
Beaudine, David		x	x	x		x	x	X
Blue, Alexis		x	x	x		x	x	X
Boyd, Kurt		x	x	E	E	x	x	X
Buckley, Timothy		x	x	x	O	x	x	X
Davies, Mallorie		E	x	E	x	x	E	
Dilbert, Kyle		x	x	E	x	x	x	X
Doster, Marvin		x	x	x				
Dugan, Jim		E	E	x		x	x	X
Golden, Thomas		x	x	x	x	x	x	X
Gonzalez, Jeff		x	x	x	x	x	x	X
Hamilton, Cory		x	x	x		E	x	X
Harris, Sherry		x	x	x	x	x	x	X
Holecek, Brian		E	E	x	x	x	x	X
Johnson, Dave		x	x	x	x	x	x	X
Jurgensen, Jeff (Chair)		x	x	x	x	x	x	X
Kolb, Karl		x	x	x		x	E	X
McCluskey, Art		x	x	x	x	x	x	X
Murphy, Jessica		E	x	x		x	x	X
Natta, Jeannie		x	x	x		x	x	X
Pelitteri, Mike		x	x	x		E	x	X
Riley-Hall, Linneth		E	x	x		x	x	X
Schiantarelli, Vicky		x	x	x				
Shinn, Mike		x	x	x	x	x	x	X
Song, Young-Sang		x	x	x	x	x	x	
Sweeney, Louise		x	x	x	x	x	x	X
Talcott, David		O	E	E	x	x	x	X
Thomas, Tim		x	x	x	E	x	E	X
Twohig, Kyle (Vice Chair)		x	x	x		x	x	X
Wilton, Taine		x	x	x	x	x	x	X

	Not Scheduled
O	No Show/Unexcused
E	Excused Absence