

Capital Projects Advisory Review Board

**PROJECT REVIEW COMMITTEE**

September 23, 2021

**Minutes**

*Virtual Meeting via ZOOM*

**Members Attending:**

<b>Mike Shinn, Specialty Subcontractors (Chair)</b>	
Ato Apiafi, Minority/Women Businesses	Sherrie Montgomery, Owner – Higher Education
David Beaudine, Construction Managers	Jessica Murphy, Owner – Counties
Kurt Boyd, Specialty Subcontractors	Mark Ottele, General Contractor
Timothy Buckley	John Palewicz, Owner – Higher Education
Jim Dugan, Construction Mangers	Louise Sweeney
Thomas Golden, Design Industry – Architects	Tim Thomas, General Contractors
Cory Hamilton, Owner – Public Hospitals	Kyle Twohig, Owner – Cities
Dave Johnson, General Contractors	Taine Wilton, Owner – School Districts
Karl Kolb, Design – Industry Engineers	

**8:05 am      JEFFERSON COUNTY PUBLIC HEALTH DISTRICT DBA JEFFERSON HEALTHCARE – DESIGN-BUILD**  
*- JEFFERSON HEALTHCARE SOUTH CAMPUS REPLACEMENT & ADDITION PROJECT*

**Panel Chair:** Kurt Boyd

**Panel:** Ato Apiafi, David Beaudine, Timothy Buckley, Cory Hamilton, Jessica Murphy, Mark Ottele, John Palewicz

**Presentation:**

- Project Cost: \$112.7M
- Replace existing 36,500 sf 50+ year old building, add new 54,000 sf facility and 10,000 sf basement.
- Project meets RCW requirements for Design-Build
- Team has adequate experience and capacity for project success

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

**Deliberation:**

The panel agrees this project meets the criteria for Progressive Design-Build. They have a good, well prepared team that understands the risks and phasing plan while continuing to provide services. The panel was impressed with the team and all their questions were answered during the presentation.

**Conclusion:**

*Ato Apiafi made the motion to approve this project application and Timothy Buckley seconded the motion.*

***Unanimous Approval 8/8***

**9:00 am      CITY OF LIBERTY LAKE – DESIGN-BUILD**  
*– TRAILHEAD GOLF COURSE CLUBHOUSE RECONSTRUCTION & DRIVING RANGE RENOVATION PROJECT*

**Panel Chair:** Kurt Boyd

**Panel:** Ato Apiafi, Timothy Buckley, Jim Dugan, Thomas Golden, Mark Ottele, John Palewicz, Kyle Twohig

**Presentation:**

- Project Cost: \$8.4M.
- Replace existing Clubhouse, expand current parking lot and reorient existing driving range.
- Project meets RCW requirements for Design-Build
- Team has adequate experience and capacity for project success

**Public Comments:**

***Brian Holecek*** with Graham Construction. He’s worked with the City of Liberty Lake and Katie, Ellen, and OAC on the last project that they had that was a progressive design build. This is a very knowledgeable group, very experienced, and pleasant group of folks to work with. He feels they are a great candidate to receive approval for progressive design build for this exciting project in Liberty Lake.

**Deliberation:**

Panel members feel this is a great team, the project meets all the requirement and is a great fit for Progressive Design-Build.

**Conclusion:**

*Kyle Twohig made the motion to approve this project application and Jim Dugan seconded the motion.*

**Unanimous Approval 8/8**

**10:00 am FEDERAL WAY SCHOOL DISTRICT– GC/CM  
– ILLAHEE MIDDLE SCHOOL PROJECT**

**Panel Chair:** Sherrie Montgomery

**Panel:** Ato Apiafi, Thomas Golden, Dave Johnson, Karl Kolb, Mike Shinn, Tim Thomas, Taine Wilton

**Presentation:**

- Project Cost: \$74.8M.
- Construct new school onsite while existing school continues to function, move school into new building and demolish old building, and finalize site improvements.
- Project meetings RCW Requirements for GC/CM.
- Project team has extensive GC/CM experience.
  - Lessons Learned:
    - ✓ Success starts with early planning
    - ✓ Start MOB Involvement as early as possible
    - ✓ A lot of pre-planning helps minimize challenges during construction
    - ✓ Keep Community involved even with current (Covid) challenges
    - ✓ Incorporate permitting time delays into the schedule

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

**Deliberation:**

The applicant gave a good presentation and this project meets the RCW requirements. The panel was impressed with the efforts they put forth for WMBE outreach and would have liked to see their statistics.

**Conclusion:**

*Mike Shinn made the motion to approve this project application and Ato Apiafi seconded the motion.*

*(Note: Not Alternative Subcontractor Selection Approval was requested.)*

**Unanimous Approval 8/8**

**11:01 am FEDERAL WAY SCHOOL DISTRICT– DESIGN BUILD  
– MEMORIAL FIELD PROJECT**

**Panel Chair:** Thomas Golden

**Panel:** Ato Apiafi, Karl Kolb, Sherrie Montgomery, Mike Shinn, Louise Sweeney, Tim Thomas, Taine Wilton

**Presentation:**

- Project Cost: \$26.5M
- Replace existing grandstand bleachers to increase capacity, replace artificial turf and track services, replace support structures, improve lighting, security and technology infrastructure, and frontage and utility improvements will be required.
- Project meets RCW requirements for Design-Build
- Team has adequate experience and capacity for project success

Capital Projects Advisory Review Board

**PROJECT REVIEW COMMITTEE**

September 23, 2021

**Minutes**

**Public Comment:**

*Drew Phillips* principal at FORMA construction. He is adding their support to what the District's team presented. They have partnered with Federal Way School Districts on four of their GC/CM school replacements, and understand the district leadership and management team supplemented with CBRE|Heery, Graehm and Jim. They know and understand how to maximize collaborative construction methods to benefit their projects, and we completely support their pursuit of design-build for the Memorial Field.

**Deliberation:**

The panel was in consensus that this was a good presentation and an excellent project for Progressive Design-Build.

**Conclusion:**

*Mike Shinn made the motion to approve this project application and Tim Thomas 2nded the motion.*

*Unanimous Approval 8/8*

**11:47 am      ADJOURN**

**Guests:**

Addison, John	Jurgensen, Jeff; OAC Services
Allen, Katy; Administrator; City of Liberty Lake	Karr, Todd; Lease Crutcher Lewis
Apana-Williams, Florence	Kelii, Melissa; TGB Architecture
Aske, Brian; Lease Crutcher Lewis	Key, Lisa; Dir of Plan\Engineering; City of Liberty Lake
Baker, Kim; P2S, Inc.	Kwaske, Mike; Federal Way School District
Bargenda, Marc; CBRE	Lubbers, Matt; BN Builders
Battaglia, Scott	Maibusch, Bill; The Walsh Group
Benz, Paula	Mayer, Erin; Absher
Benzien, Mike; Federal Way SD	McCluskey, Art; WSDOT
Booze, Rod	McGavock, Michael; McGranahan Architecture
Braun, Trevor; BN Builders	Miller, Jonathan; OAC Services
Burgess, Roselynn; Hutteball & Oremus Arch.	Moore, Casey
Burns, Jason	Morison, Leslie; ZGF Architects
Cannon, Blake	O'Connell, Kelly; Jefferson Healthcare
Carlton, Casey	O'Higgins, Chris; Facilities Dir Jefferson Healthcare
Chandler, Dan; OAC Services	Olson, John
Chong, Mick; OAC Services	Phillips, Drew; Forma Construction
Conom, Lisa; OAC Services	Rae, Derek; OAC Services
Crawford, Lindsay; Bassetti Architecture	Raschkow, Kyle; Abbott Construction
Cross, John; Korsmo Construction	Reese, Tom
Davidson, Jake	Reeves, Dave; OAC Services
Decker, Rob; Garco Construction	Rice, Scott; Perkins Coie
Dinh, Anna; Executive Director; Lydig Construction	Rich, Steve; Korsmo Construction
Duffany, Addy; Skanska USA	Schafer, Sam; Integrus Architecture
Folyer, Phil; City of Liberty Lake	Schwartz, Michael; Federal Way School District
French, Jon; Jefferson Healthcare	Schwend, Darren; P2S, Inc.
Glenn, Mike; Jefferson Healthcare	Shewell, Stacy; OAC Services
Gonzalez, Jeff; DES	Spoelstra, Michoan; Absher
Haines, Evan; Korsmo Construction	Storaasli, Denise; AHBL, Inc.
Hansen, Jim; RJH Solutions, LLC	Tackett, Bethany; Forma Construction
Hanson, Hans; Howard S Wright	Takehara, Grace; AHBL, Inc.
Harris, Sherry; Eurgosync, LLC	Tiechman, Melissa; OAC Services
Helmholz, Michelle; University of WA	Urbas, Geri; BN Builders
Holecek, Brian; Graham Construction	Vallat, Aaron; Jefferson Healthcare
Hunting Ford, Brittany; Jefferson Healthcare	Wallace, Graehm; Perkins Coie

Capital Projects Advisory Review Board

**PROJECT REVIEW COMMITTEE**

September 23, 2021

**Minutes**

***Guests:***

Johnson, Chris; Head of PDG Pro; City of Liberty Lake	Wilcox, Brent; OAC Services
Johnson, Kim	Zahn, Janice, Port of Seattle\CPARB
Johnson, Warren; The Walsh Group	