

Project Review Committee

Chair Report to CPARB

April 13, 2023

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PRC VIRTUAL MEETING MARCH 23 & 24, 2023

Jeff Jurgensen, Chair

Kyle Twohig, Vice Chair

March 23, 2023 – Day 1

8:00 AM BUSINESS MEETING

- A Committee quorum of 27 of 33 members were in attendance with 5 absences.
- Panel Applicant Clarification Period – Discussion
 - At the last PRC Meeting, the Committee implemented the use of a 2-minute Applicant Clarification Period. Chair Jurgensen asked the Committee their opinions on whether this was helpful for the reviews in January.
 - Most of the panel chairs felt it was useful, but there were applicants who clearly took advantage of this time to placate the panel or add additional appreciative comments.
 - The panel chair needs to be clear that this time is to be used as an opportunity for Clarification Purposes only and not for extra thank you or extra information from the applicant.
 - The committee agreed that Admin can be helpful in monitoring this and is asked to mute anyone who takes clear advantage or blatantly abuses this time.
- Chairing a Review Panel
 - Chair Jurgensen opened discussion regarding the responsibilities of chairing a review panel.
 - The Review Panel Chairs are the facilitator of the assigned review.
 - When the Panel Chair takes control of the meeting, the expectation is for all panelists to follow their lead without exception.
 - Members who would like to chair or would prefer not to chair, need to let Talia know so she can add preferences into her tracking matrix.
- Sherry Harris is still working on language for the applications that will provide some guidance regarding how to report WMBE and DBE usage and goals.
- Maintaining Neutrality during panel deliberations
 - Kurt Boyd led the discussion to empower panelists to make decisions based on their best judgement and not feel pressured to vote a specific way due to other panelists' voting intent.
 - Panelists need to state clearly what criteria they care concerned with during deliberation so other panelists can share information that they noticed or also have concerns with.
- Proposed Subcommittee
 - Kurt Boyd suggested the committee consider forming a subcommittee to review project progress.
 - Many situations change between PRC approval through actual completion of the project.
 - CPARB removed the reporting requirements for completed projects, and there is a need to identify a methodology to capture the data. Some feedback loop is needed.
 - An additional need is someplace to report oddities to fellow committee members who are party to information regarding projects post PRC approval. What would be a good way for members to share information they have witnessed for future reviews of the same owner? No resolution was determined at this time.
 - PRC has no follow-up or monitoring mechanisms in place or statutory authority to ensure the work of the PRC is valued. Maybe the PRC can ask CPARB if they have some resources.
 - There is an expectation that all members will remain professional when addressing the applicant at all times. If a panelist has witnessed actions that are questionable, that panelists can ask for clarity in the pre-questions that tie back to actions on prior applications providing it is structured in a way that is applicable to their current application. *(So long as the panelist has not been part of a legal suit or litigation which would be cause for recusal from the panel.)*
 - An auditing mechanism may be added to the applications that requires the applicant to report back on the project progress.
 - Kurt Boyd made a motion to create the Audit & Accountability Subcommittee, Jeff Jurgensen seconded the motion. A voice vote of all members present approved the subcommittee creation. Subcommittee members are Kurt Boyd, Marvin Doster, Mike Pellitteri, Dave Johnson, Tom Golden, Linneth Riley Hall,

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Jeff Gonzalez, and Art McCluskey.

- Expiring Positions
 - Reappointment Letters of Interest need to get into Talia as soon as possible. PRC members who are not intending to renew are asked to help identify potential interested parties and encourage them to apply.
 - CPARB's first pass on PRC appointments will be on April 13th so the deadline is April 6th.
- May In-Person hybrid meeting in Spokane
 - The May 25th PRC meeting will be a hybrid meeting with an in-person opportunity in south Spokane.
 - Members wishing to attend in person need to let Talia know by April 7th so she can account for space, meeting materials and order lunch.
 - Reimbursement for air fare, airport parking, and ground transportation in Spokane can be provided after members have been set up in the Statewide Vender Payment System and added to the state's Travel Expense Management System. Talia can assist with making sure members are set up in both systems. All members seeking appropriate reimbursements will need to provide her with departure times and receipts after the meeting.

9:00 am GRANT COUNTY – QUINCY VALLEY MEDICAL CENTER – GC/CM

- Replacement Hospital Project Approved 12/2/2022

- Alternative Subcontractor Selection for EC/CM & MC/CM

Panel Members Present: Jeff Gonzalez, Cory Hamilton, Sherry Harris, Dave Johnson, Mike Pellitteri, Vicky Schiantarelli, Louise Sweeney, David Talcott

- Alternative Subcontractor Cost: \$12M out of \$52.5M of original project
- New replacement hospital on the current site with plans to have 6 inpatient beds, emergency services, diagnostic imaging, physical therapy, a Rural Health Clinic and helipad. This facility will not provide surgical services.
- Demolition of old facility will occur after completion to make room for parking for patients, families, and staff.
- Funding fully secured in August 2022 via bond.
- Knowledgeable and experienced team.
- Project meets RCW requirements for use of Alternative Subcontractor Selection.
- Unanimous Approval 8/8

9:30 AM GRANT COUNTY PUD – PROGRESSIVE DB

- Grant PUD New Ephrata Service Center Project

Panel Members Present: Alexis Blue, Jim Dugan, Jeff Gonzalez, Sherry Harris, Dave Johnson, Mike Pellitteri, Vicky Schiantarelli, Kevin Thomas

- Project Cost: \$235.5M
- New regional facility to replace aging facilities that have outlived their useful life and capacity.
- Will house the region's power delivery control systems, dispatch center, crews and equipment, transportation and fleet maintenance and other staff support functions.
- Project is 100% funded by Grant PUD Electric System revenue funds.
- Project and project team meet RCW criteria.
- Unanimous Approval 8/8

10:30 AM KING COUNTY WASTEWATER TREATMENT DIVISION – GC/CM

- West Point Treatment Plant Project w/ASSP for EC/CM, MC/CM & Specialized Tank Coatings

Panel Members Present: Becky Barnhart, Marvin Doster, Sherry Harris, Jeff Jurgensen, Vicky Schiantarelli, Mike Shinn, Kevin Thomas, Tim Thomas

- Project Cost: \$401M w/\$104M allocated for Alternative Subcontractor Selection
- Replace equipment at the end of its useful life, incorporating new technologies, improving the plant's ability to maintain service to the region, and incorporating updated life safety enhancement to protect workers while remaining in operation throughout the duration of the project.

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- Funding has been appropriated and is expected to be fully funded during the 6-year funding cycle.
- Meets Heavy Civil requirements
- Qualified team and the project meet the RCW requirements.
- Unanimous Approval 8/8

11:30 AM CITY OF WENATCHEE – PROGRESSIVE DESIGN-BUILD

- Confluence Parkway Project

Panel Members Present: Eza Agoes, Jim Dugan, Jessica Murphy, Vicky Schiantarelli, Mike Shinn, Louise Sweeny, Kevin Thomas, Tim Thomas

- Project Cost: \$169.7M
- Building 2.5 miles for new or reconstructed roadways, eliminates three at-grade railroad crossings, builds two new under crossings of BNSF Railway, constructs a 700-foot bridge across the Wenatchee River, relocates 0.8 miles of multi-use trail and enhances pedestrian and bicyclist access and safety.
- Project is partially funded by Federal Infrastructure for Rebuilding America Grant funds (\$91.4M), Other grants are pending for the remainder of the project costs.
- Applicant has a good team and
- Project meets the RCW requirements.
- Unanimous Approval 8/8

1:00 PM SEATTLE SCHOOL DISTRICT – GC/CM

- Eckstein Middle School Exterior Windows Replacement Project w/ASSP for Glazier

Panel Members Present: Marvin Doster, Tom Golden, Jeff Jurgensen, Art McCluskey, Linneth Riley Hall, Vicky Schiantarelli, Kevin Thomas, Taine Wilton

- Project Cost: \$13.1M w/\$3.5M designated for window Glazier under Alternative Subcontractor Selection
- Replace all original 797 steel-framed windows and 3,300 broken glass blocks and make related repairs to building masonry mortar joints as well as refurbishment of wood doors and frames. This building has been designated as a landmark by the City of Seattle.
- Fully Funded by the Building Excellence V Capital Levy passed by Seattle voters in 2019.
- The applicant has an experienced team and project meets RCW requirements.
- Unanimous Approval 8/8 for both the project and the ASSP

2:00 pm BELLINGHAM SCHOOL DISTRICT – GC/CM

- Elementary School #15 Project w/ASSP for EC/CM & MC/CM

Panel Members Present: Kyle Dilbert, Marvin Doster, Tom Golden, Art McCluskey, Linneth Riley Hall, Young Song, Louise Sweeney, Taine Wilton

- Project Cost: \$50M w/\$6M allocated for EC/CM & MC/CM under Alternative Subcontractor Selection.
- New construction of a two-story 58,000 sf swing school to house up to 450 students in grades PreK through fifth grade. Students will use this space during reconstruction or renovation of their own elementary school which will be one of three planned in the area once this school is completed in 2025.
- Project is fully funded through a bond program approved by voters in February 2022.
- Qualified Team and project meet RCW criteria. Perkins Coie reminded the panel of the RCW requirements in order to use GC/CM delivery method.
- Approval 6/8 with 2 panelists voting No, in their opinion, due to lack of sharing appropriate public benefit or knowledge of how to leverage inclusion of WMBE or DBE contractors in their area.

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3:00 pm THURSTON COUNTY – PROGRESSIVE DESIGN-BUILD

- Thurston County Court Complex Renovation Project

Panel Members Present: Eza Agoes, Kyle Dilbert, Dave Johnson, Art McCluskey, Linneth Riley Hall, Young Song, David Talcott, Kyle Twohig

- Project Cost \$50M
- Renovation and upgrades of up to 191,000 sf across 6 buildings in the Thurston County Superior Court Complex. Many of the 45-year-old building systems have reached the end of their lifecycle and are in need of space re-configuration, MEP adjustments, as well as upgrades and modernization of finishes. Upgrades will be phased to minimized disruption of ongoing operations on this occupied site.
- Project has been secured and issued via bonds.
- Project and team meet RCW requirements.
- One member of the public submitted an objection letter to the PRC as well as spoke out against the project in the public comment period during the presentation.
- Unanimous Approval 8/8

March 24, 2023 – Day 2

8:00 am SPOKANE COUNTY – PROGRESSIVE DB

- Public Works Operations Building Project

Panel Members Present: Ato Apiafi, Mallorie Davies, Jim Dugan, Tom Golden, Jessica Murphy, Jeannie Natta, Young Song, David Talcott

- Project Cost: \$20M
- Construction of a 30,000-sf building that will house a combined shop and office building, parking lot, and associated stormwater facilities. This building will operate primarily as a field office for four Spokane County Public Works Departments.
- Project budget has been approved by the Board of Spokane County Commissioners, though only half has been secured and the remaining will be pursued through the Department of Ecology for site cleanup.
- Project meets RCW criteria.
- Has a qualified team with project capacity.
- Unanimous Approval 8/8

9:00 am BENTON COUNTY – PROGRESSIVE DESIGN-BUILD

- Three Rivers Behavioral Health Recovery Center Project

Panel Members Present: Ato Apiafi, David Beaudine, Mallorie Davies, Cory Hamilton, Brian Holecek, Jeannie Natta, Young Song, Kyle Twohig

- Project Cost: \$16.5M
- This project will include development and renovation of 2 properties located about 1 mile apart. One facility will repurpose a 20,000-sf warehouse into a two-story 40,000 sf crisis stabilization facility, and the other will be developed into an out-patient mental health and residential substance use disorder services center, and a youth behavioral health services and/or recovery housing services facility.
- Project is funded by means of county funds and State and Federal grants through construction. The county intends to continue to seek grants and other funding sources to ensure project completion.
- Project meets RCW criteria.
- Has a qualified team with project capacity.
- Unanimous Approval 8/8

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10:00 am RENTON SCHOOL DISTRICT – GC/CM

- Sierra Heights Elementary School Phased Renovation Project

Panel Members Present: Ato Apiafi, David Beaudine, Alexis Blue, Mallorie Davies, Kyle Dilbert, Tom Golden, Mike Pellitteri, Young Song

- Project Cost: \$14.9M
- Implementation of a phased approach to renovations to existing school which will include demolition of some classroom space, relocation of the administrative office into upgraded location, completion of seismic work in construction areas, redirection of school operations to new school entrance, and renovation of old admin space to replace prior classroom space.
- Project funding secured through the passage of a \$676M capital improvement bond in November 2022.
- Project meets RCW criteria.
- Team is experienced and has capacity.
- Unanimous Approval 7/7

Total Project Approvals for March 23 & 24, 2023:

- 5 Design-Build projects totaling \$491,750,000
- 4 GC/CM projects totaling \$482,079,000 **Total for March: \$973,829,000**
- Alternative Subcontractor Selection Applications Reviewed: 8 totaling **\$126,500,000**

Statistics:

Year to Date Total project Approvals:

DB:	\$ 641,178,862	Traditional DB: 0	Progressive DB: 8
GC/CM:	\$1,016,516,000	Approved Proj: 19	Heavy Civil: 1 w/ASSP: 4
Total:	<u>\$1,657,694,862</u>		

Current number of Certified Agencies: 16

Year to Date Alternative Subcontractor Selection Applications approved: 10

Types of ASSP Requested:

- EC/CM 5 Cost: \$81M
- MC/CM 5 Cost: \$58M
- Baggage Handling System 1 Cost: \$35M
- Glazier 1 Cost: \$3.5M
- Specialty Tank Coatings 1 Cost: \$4M **Total: \$181.5M**

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PRC Member Attendance 2023:

Member Attendance	2023			
	3/24	3/23	1/27	1/26
Agoes, Eza		x	x	x
Apiafi, Ato	x	x	x	x
Barnhart, Becky		x		x
Beaudine, David	x	x		x
Blue, Alexis	E	E	x	x
Boyd, Kurt		x	x	x
Buckley, Timothy		E		x
Davies, Mallorie	x	O	E	E
Dilbert, Kyle	x	x	E	E
Doster, Marvin		x	x	x
Dugan, Jim	x	x	x	x
Golden, Thomas	x	x		x
Gonzalez, Jeff		x		x
Hamilton, Cory	x	x	x	x
Harris, Sherry		x	O	x
Holecek, Brian	E	O	x	x
Johnson, Dave		x	x	x
Jurgensen, Jeff (Chair)		x	x	x
Kolb, Karl		E	E	E
McCluskey, Art		x	x	x
Murphy, Jessica	x	x	x	x
Natta, Jeannie	x	x		x
Pelitteri, Mike	x	x		x
Riley-Hall, Linneth		x	x	x
Schiantarelli, Vicky		x	x	x
Shinn, Mike		x	x	x
Song, Young-Sang	x	x	x	x
Sweeney, Louise		x	x	x
Talcott, David	x	x		x
Thomas, Kevin		x		x
Thomas, Tim		x		x
Twohig, Kyle (Vice Chair)	x	x		x
Wilton, Taine		x	x	x
		Not Scheduled		
	O	No Show/Unexcused		
	E	Excused Absence		