

Capital Projects Advisory Review Board  
**PROJECT REVIEW COMMITTEE**  
 June 22, 2023

*Virtual Meeting via ZOOM*

**Members Attending:**

<b>Jeff Jurgensen, Construction Managers (Chair)</b>	<b>Kyle Twohig, Owner-Cities (Vice Chair)</b>
Eza Agoes, Owner Transportation	Art McCluskey, Owner General Public
Ato Apiafi, Minority/Women-Owned Business	Jessica Murphy, Owner - Counties
Becky Barnhart, Design Industry - Architects	Jeannie Natta, Owner – Higher Education
Alexis Blue, Higher Education	Mike Pellitteri, Specialty Subcontractors
Kurt Boyd, Specialty Subcontractors	Linneth Riley Hall, General Owners
Timothy Buckley, Private Sector	Vicky Schiantarelli, Disadvantaged Businesses
Jim Dugan, Construction Managers	Mike Shinn, Specialty Subcontractors
Thomas Golden, Design Industry - Architects	Young Sang Song, Disadvantaged Businesses
Jeff Gonzalez, Owner – State DES	David Talcott, Design Industry - Engineers
Cory Hamilton, Owner – Public Hospitals	Kevin Thomas, Construction Trades Labor
Brian Holecek, General Contractors	Tim Thomas, General Contractors
Dave Johnson, General Contractors	Taine Wilton, School Districts
Karl Kolb, Design Industry - Engineers	

*Staff and guest are located at the end of this document.*

**8:00 am BUSINESS MEETING**

Chaired by Jeff Jurgensen\Kyle Twohig – Full Committee of 26 members with 7 members absent.

- Vice Chair Twohig shared an overview of the flow of PRC meetings and welcomed new members Gina Hortillosa, Ron Paanan, Catina Patton, Lance Thomas, and Anthony Udeagbala who shared a little about themselves.
- Committee members discussed the pros and cons of the hybrid meeting in May.
  - The only real challenge was a review where the panel chair was virtual, but the applicant was in-person. For future hybrid meetings leadership will strive to match up in-person applicants with in-person chairs.
  - Members would like to continue to have 2 hybrid meetings a year: one on either side of the state. Talia has not identified a location in the Seattle area yet for the September PRC meeting.
- Mentor\Mentee Program Update – Future Onboarding
  - There are 5 new incoming members that need mentors. Jeff Jurgensen, Eza Agoes, Tim Buckley, Jim Dugan, Tom Golden, Jeannie Natta, and Young Song offered be mentors.
  - Vice Chair Twohig will work with incoming Vice Chair Murphy to make the mentorship pairings.
  - Young Song and Eza Agoes shared their positive experiences with the new Mentorship Program.
  - Vice Chair Twohig recommended shortening the check list deadline to 6 months.
- Application Review & Online Examples – Review & Updates
  - Several updates were discussed for the current application and score sheet forms.
  - Additional language was suggested to be added to the GC/CM project application:
    - Add Yes/No question to question 1 on whether or not this application includes ASSP. A sub note that supplement B will need to be submitted in the future if not applying for ASSP at this time.
    - Add Alternative Subcontractor Selection to the budget section.
    - Add reminder in question 3 to use supplement A if applying for ASSP.
  - Additional language was added to the DB project and certification applications adding a request to include past performance inclusion goals and actual costs.
  - GC/CM project score sheet will be updated to include scoring for ASSP.
  - ASSP Supplements A & B need to be reviewed to make sure the project schedule is reviewed.
  - All forms will be updated for consistency and presented for final approval in July.
- Alternative Subcontractor Selection Discussion
  - Kurt Boyd was on the CPARB EC/CM-MC/CM Committee in 2016 that created the legislative report posted on the CPARB Background and Reference page.
  - This document needs to be updated now that the PRC has been analyzing the use of ASSP. Several members offered to meet to create a proposed update to bring to CPARB. Dave Johnson offered to Co-Chair a workgroup, Jeannie Natta, Linneth Riley Hall, Kurt Boyd, Young Song, Catina Patton, Taine Wilton, and Eza Agoes offered to participate.

- Appreciation for exiting members.
  - Chair Jurgensen made space to personally thank all the exiting PRC members for their hard work and commitment to the PRC process.

### **10:00 am Fife Public Schools**

– *Fife Public Schools Replacement High School GC/CM Project*

**Panel Chair:** Karl Kolb

**Panel:** Ato Apiafi, Jeff Gonzalez, Mike Pellitteri, Young Song, Tim Thomas, and Taine Wilton

- Project Cost: \$225.13M
- Construct a multi-phase 204,000 gross sf replacement High School for grades 9-12 on an existing occupied campus serving 1,300 students.
- Funding partially secured via 2018 bond, planned capital bonds to be voted on in November 2023 and state funding from OSPI.
- Knowledgeable and experienced team.
- Project meets RCW requirements.

#### **Public Comments:**

**Sam Comer with Cornerstone General Contractors.** Cornerstone has had the privilege of collaborating with the Fife School District on 2 separate GC/CM projects since 2018. Those experiences were always positive and fruitful through the duration of those projects, and particularly working with Kevin, Jeff Nelson and their support team. Cornerstone has witnessed their expertise in adhering to the requirements set forth in RCW 39.10. Their approach to the projects was always defined by a collaborative mindset that led to maximizing the benefit of the use of GC/CM to the public body and the project. Fife Public Schools clearly exhibits the attributes and challenges of a project that qualifies for the GC/CM process. It would clearly benefit the public by leveraging the process. There is no doubt in his mind that their team will be successful in delivering this project, and he urges the committee to support this application.

#### **Deliberation:**

The panel was impressed with the intent to grow their use of MWBE and DBE firms. GC/CM is the best method for this project. The applicant provided a solid application and presentation. They have a great team, and the project meets the RCW requirements.

#### **Conclusion:**

*Ato Apiafi made the motion to approve this project application and Taine Wilton seconded the motion.*

***Unanimous Approval 7/7***

### **11:00 am Snohomish County, Dept. of Conservation & Natural Resources**

– *Snohomish County Food and Farming Center Progressive Design-Build Project*

**Panel Chair:** Ato Apiafi

**Panel:** Jim Dugan, Dave Johnson, Jessica Murphy, Jeannie Natta, Vicky Schiantarelli, Mike Shinn, and Kevin Thomas

- Project Cost: \$14.4M
- New first-of-its-kind Food and Farming center to serve the farming community in Snohomish County and surrounding regions. The center is expected to be 50,000-70,000 sf with flexible office/classroom spaces, a year-around indoor farmers market, a commercial kitchen, and a food processing, aggregation, and distribution center with cold storage and points of sale for local farm products.
- Project site is close to community transit and easy access to I-5.
- Funding includes state and federal grants, county reserves, and parks funds.
- Applicant has a strong knowledgeable team.
- Project meets the RCW requirements.

#### **Public Comment:**

**Young Sang Song with Song Consulting.** Speaking as a public entity, he wanted to point out an observation. On the last application he was involved with. He challenged Becky to bring someone with her while she's doing this to show them this process. She followed up and brought Mr. Yamamoto to talk about what she did.

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**Deliberation:**

The project meets the RCW criteria, they have qualified consultants to ensure they follow the correct procedures, their communication and decision-making process is clear. The presentation could have focused more on the project instead of so much about the benefits of supporting the agriculture community. Supplying data about how they work to support the MWBE and DBE community would have given them a stronger application especially since owners are required to supply that data to OMWBE on all DB projects.

**Conclusion:**

*Jim Dugan made the motion to approve this project application and Mike Shinn seconded the motion.*

**Unanimous Approval 8/8**

**12:00 pm ADJOURN**

**Guests:**

Alfano, Kevin; Superintendent, Fife Public Schools	Lilly, Chris; PIC, McGranahan Archs.
Baker, Kim; P25	Lohr, Marce; Coughlen Porter Lundeen
Bennett, Merith; Forma Construction	Michel, Keith; Forma Construction
Blankenship, Becky; PIC, Hill International	Neunzig, Linda; AG Coord., Snohomish County
Comer, Sam; Cornerstone GC	Raschkow, Kyle
Dean, DJ; CBRA	Roe, Gareth; BCRA
Dotson, Rachel; PP Supervisor, Snohomish County Parks	Sellgren, Kayleah; Lydig Construction
Duffany, Addy; Skanska USA	Spoelstra, Michoan; Absher Construction
Elliott, Travis; SMART Local 66	Stamon, Kris; Project Manager, McGranahan Architects
Franks, Rich; Mithun	Storaasli, D
Halleck, Jennifer; Assoc Dir COR, Fife Public Schools	Swan, Sharon; Parks Director Snohomish County Parks
Hansen, Heidi	Teigen, Tom; Dir., Dept Conservation & Natural Res.
Harris, Kari; Asst Superintendent, Fife Public Schools	Thieme, Duncan
Hill, Tegan; Bassetti Architects	Thomas, Lance; Delta Technology Corp.
Hortillosa, Gina; KBA	Udeagbala, Tony; O'Bunco Engineering
Jaeger, Eli; Mithun	Yamamoto, Herb
Kelly, Seamus; Mithun	York, Kyle; Skanska USA
Kennedy, Nathan; Financial Dept. Snohomish County	<i>Unidentified</i>
Klein, Mica; District Legal Counsel, Perkins Coie	<i>Traci</i>
Kondelis, Aleanna; Asst. PM, Hill International	<i>1206*320</i>
Kulhawk, Adam	<i>1503*90</i>

**Total Project Approvals for May 25, 2023:**

• 1 Design-Build project totaling	<u>\$41,400,000</u>
• 1 GC/CM project totaling	<u>\$235,130,000</u>
<b>Total for May:</b>	<b>\$276,530,000</b>