

## Project Review Committee

### Chair Report to CPARB

April 11, 2024

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## PRC VIRTUAL MEETING FEBRUARY 22, 2024 – SPECIAL MEETING

Jessica Murphy, Vice Chair

### February 22, 2024 – Special Meeting

#### 9:00 am KENNEWICK PUBLIC FACILITIES DISTRICT – GC/CM

- Three Rivers Convention Center Expansion Project w/ASSP for EC/CM & MC/CM

**Panel Members Present:** Eza Agoes, Tom Golden, Jessica Murphy, Mike Pellitteri, Traci Rogstad, Vicky Schiantarelli, Kevin Thomas, Anthony Udeagbala

- Project Cost: \$69.7M
- Expand current facility by 115,000 sf which included 60,000 sf exhibit hall, 20,000 sf public lobby, 25,000 sf support space and 10,000 sf administrative and MEP space. Also adding in additional parking.
- Funding is a combination of \$21M one-time funding from the city, annual funding earmarked throughout the duration of the project, and possible grants.
- Meets RCW Requirements for GC/CM
- Team has experience and capacity.
- Unanimous Approval 8/8

#### Total Project Approvals for February 2, 2024:

- |   |              |   |
|---|--------------|---|
| • 1 GC/CM projects totaling   | \$69,650,000 | <b>Total for February: \$69,650,000</b> |
| Alternative Subcontractor Selection Applications Reviewed: <u>2</u> |              | Totaling <b>\$17,773,000</b>            |

### March 28, 2024

#### 8:00 am BUSINESS MEETING

**Chair:** Kyle Twohig; 26 members present 7 members absent.

- Bylaws Update - Action
  - Jim Dugan is lead for the Bylaw Subcommittee and the team hasn't had a chance to meet due to workload but plans to meet before the May PRC meeting.
  - Chair Twohig will forward a copy of the AG training recording from September 22, 2022 to him.
  - Chair Twohig asked for a vote on the update to the Bylaws Article 10 by removing "any meeting involving" from the second paragraph item 2 and after the last paragraph to include "Recused PRC members are allowed to participate in presentations to the PRC as representatives of their employer/agency." Tim Thomas moved to accept the changes; Becky Barnhart seconded the motion. Unanimous Approval.
- The May 23, 2024, PRC meeting will be the in-person hybrid meeting at the Spokane Talbot Event Center.
  - Chair Twohig wanted to make sure all applicants know that in-person attendance is optional but need to identify if they do plan to attend.
  - Talia will send out the Statewide Vendor Payment System link so anyone wanting to travel and claim reimbursement will already be in the system. (*This is half the hold up for getting reimbursement.*)
  - Talia reminded the Committee that Vice Chair Elections also happen in May. A brief letter of interest or email would be helpful for Committee consideration.
- Recruitment for PRC vacancies and expiring positions
  - Chair Twohig shared the current recruitment status for this years' expiring positions. He encouraged anyone wanting to renew their membership to get their letter of interest sent into the PRC inbox as soon as possible. He also encouraged all members to reach out to their local contacts for anyone who may be interested and qualified to apply.
  - Talia explained that CPARB's Board Development Committee has been reviewing the PRC position names for consistency, will possibly be adding more Owner positions in the future to help balance the Public vs. Private representation on the Committee, and the realignment of position expiration dates so each stakeholder group position expiration dates are spread out and not all expiring the same year. This thought is to allow for experienced membership to mentor incoming membership, and to provide consistency in the annual PRC appointments by CPARB.

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- CPARB update
  - The Spokane Public Facilities District filed an appeal on their project denial to CPARB. CPARB held a special meeting on February 20, 2024, and overturned the PRC decision by 11/16 votes. One of the appeal factors brought up by Spokane PFD on the original denial noted that some of the written reasons for the denial were not based on statutory criteria.
  - There was a question about who represented the PRC at the appeal. Talia explained the basic process that CPARB used to review the appeal which included all the documentation from the original review. She shared a link to the CPARB February 20, 2024 event page: <https://des.wa.gov/about/news-center/events/2024-02/cparb-special-meeting>.
  - Chair Twohig reminded the Committee that it is vital that the scoring and comments be based on the statutory criteria. Complaints to CPARB come up whenever members stray from scorable criteria.
  - There was discussion about the appeal process and a request that the committee consider reviewing comments that are considered not within the scorable criteria. The member names could be removed and only the comments consolidated into a document for discussion may be helpful in clarifying where the review process is breaking down.
  - There was a question on what is considered non-scorable criteria. The example provided was Best Practices vs. RCW requirements. Applicants not using current best practices are not necessarily a reason to decline an application vs. scoring by scorable criteria.
  - There was also a request to consider proposing a review of the appeal process to CPARB so there isn't the appearance of PRC being in conflict with CPARB in the eyes of the construction community. PRC decision appeals are very rare and usually applicants make improvements to their applications and then return with a more successful project.
  - This is an opportunity to ask CPARB to come and brief the PRC on the appeal to better understand what CPARB saw as the justification for overturning the PRC decision. This would also help the PRC understand the current appeal process and possibly discuss useful mutual adjustments moving forward. This could help the PRC feel heard during the appeal process.
  - Chair Twohig noted this is also a good reminder that it's very important for panel members to review the applications and submit advanced questions that can help guide the Owner-applicant to be successful.
- Mentoring Session / Panel Chair Training
  - Chair Twohig noted that along with mentoring new members as they come on this summer, he offered an opportunity for Panel Chair-Specific training. Panel Chair assignments are spread across the Committee as much as possible, but being a review panel chair is not a requirement. If a member is assigned, but is uncomfortable in that role, please let Talia know and she will identify a replacement. Anyone interested in being considered as a panel chair is encouraged to reach out to Talia in that regard as well. Vice Chair Jessica Murphy has offered to mentor those interested in panel chair training. New members are not usually assigned within their first year of membership.
- Representing Your Stakeholder Group
  - In preparation for reviewing an application, Vice Chair Murphy reminded the committee members to consider their individual role and stakeholder group.

### 9:00 am SOUND TRANSIT

– Recertification DB & GC/CM

**Review Chair:** Jessica Murphy; Full Committee of 17 members reviewed with 7 absences and 8 recusals.

- Sound Transit requested to combine both DB & GC/CM certifications acknowledging the loss of 10 months on the current GC/CM certification in the consolidation process.
- Applicant has a reliable project selection process with multiple stages of review prior to final determination of the proposed delivery method for every project.
- Sound Transit is committed to eliminating barriers, creating opportunities and building capacity for underrepresented businesses.
- Applicant has 6 Design-Build projects in process and 5 completed in the last 5 years.
- Applicant has 5 Heavy Civil GC/CM projects in process, 1 GC/CM project in process and 5 completed GC/CM projects in the last 5 years.

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- Sound Transit has highly qualified staff in all delivery methods.
- Meets RCW Requirements for Design-Build & GC/CM Certification
- Lessons Learned:
  - Agency
    - ✓ Developing the procurement to solve design problems.
    - ✓ Monitor and maintain the Culture of Collaboration – Proactively and collaboratively made staff changes when identified.
    - ✓ AHJ Involvement – Continuous improvement (STEP, DBWG)
    - ✓ AHJ Involvement – Training
  - Design-Build
    - ✓ Environmental Permitting – Address design timing and resources
    - ✓ Environmental Permitting – Incorporate into the RFP phase
    - ✓ AHJ Permitting – Proactively and collaboratively develop a process with AHJ's and memorialize commitment.
    - ✓ AHJ Permitting – Incorporate the permit plan development into the RFP.
    - ✓ ROW Acquisition – Final footprint reconciliation
    - ✓ Geotechnical Peer Review – Provide the option to utilize a peer review to address technical issues.
  - GC/CM
    - ✓ Early GC/CM Engagement
    - ✓ Proactive Change Management
    - ✓ Contract interface coordination starts in preconstruction.
    - ✓ Staff the project with team members that have the right attitude and experience.
- Unanimous Approval 16/16

#### 10:00 am BETHEL SCHOOL DISTRICT – GC/CM

*- Cedarcrest Middle School Modernization & Addition Project*

**Panel:** Thomas Golden, Jeff Gonzalez, Brian Holecek, Jeff Jurgensen, Linneth Riley Hall, Mike Pellitteri, Vicky Schiantarelli, Taine Wilton

- Project Cost: \$64.4M
- Construction of a new building addition to the existing structure, renovation and modernization of the existing building, select demolition, and removal of the existing portables.
- Funding was secured via capital bond measure in February 2019.
- District has an experienced team.
- Project meets the RCW requirements.
- Unanimous Approval 8/8

#### 11:00 am CAPE FLATTERY SCHOOL DISTRICT– PROGRESSIVE DESIGN-BUILD

*- Neah Bay New School Campus Project*

**Panel:** Eza Agoes, Jim Dugan, Gina Hortillosa, Dave Johnson, Jeannie Natta, Kevin Thomas, Lance Thomas

- Project Cost: \$95.4M
- Design and construct a new 95,700 square foot K-12 school with elementary, middle, and high school educational/support facilities from two school sites into a consolidated campus located on higher ground and out of the tsunami zone of Neah Bay.
- Onsite parking, sidewalks, bus and fire loop traffic circulation and play fields will be included.
- \$1.6M was allotted for concept design by OSPI, and upon approval by the OSPI Seismic Committee, the full grant funding under OSPI School Seismic Safety Grant will be released.
- Project Team has knowledge and capacity for success.
- Project meets the RCW requirements.
- Unanimous Approval 7/7

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**12:30 pm CITY OF TACOMA\TACOMA WATER – PROGRESSIVE DESIGN-BUILD**  
*- New Fennel Creak Pump Station Project*

**Panel:** Thomas Golden, Art McCluskey, Jessica Murphy, Ron Paananen, Linneth Riley Hall, Lance Thomas, Tim Thomas, and Anthony Udeagbala

- Project Cost: \$10M
- Project rehabilitation of up to 15 miles of the middle section of Pipeline 1 and is critical for completion of other work in Tacoma’s Pipeline 1 Pressurization Program. Construction will be at or near the existing Fennel Creek 705 Pump Station along with corresponding remote-site improvements that will provide an estimated 6,300 gpm initially and expandable to 8,500 gpm of drinking water to the Prairie Ridge, Tehaleh, and Cumberland service areas.
- Project if fully funded using a combination of bonds, low-interest loans, capital and operating reserves.
- Project meets all RCW requirements for Design-Build.
- Project team has been augmented with highly qualified consultants.
- Unanimous Approval 8/8

**1:30 pm SPOKANE COUNTY - PROGRESSIVE DESIGN-BUILD**  
*- Camas Meadow Park & Plante’s Ferry Sports Complex (Phase 1 Improvements) Project*

**Panel:** Alexis Blue, Mallorie Davies, Jim Dugan, Thomas Golden, Ron Paananen, Catina Patton, Linneth Riley Hall, Mike Shinn

- Project Cost: \$11M
- This is a combined project between the creation of a new 10-acre park with parking, utility extensions, restrooms, shelters, a playground, field space, etc. and the redevelopment of the Plante’s Ferry Sports Complex to include 3 synthetic turf multi-purpose fields, new entry drive with intersection improvements, field lighting, new parking lot, perimeter fencing and stormwater facilities.
- Funding was secured via Spokane County’s 2022 American Rescue Plan and approved by Spokane Board of County Commissioners in November 2022.
- The project team is qualified and has capacity.
- Project meet RCW criteria.
- Unanimous Approval 8/8

**2:30 pm KING COUNTY FACILITIES MANAGEMENT DIVISION – PROGRESSIVE DESIGN-BUILD**  
*- Harborview Medical Center Facility and Infrastructure Improvements Project*

**Panel:** Alexis Blue, Mallorie Davies, Brian Holecek, Gina Hortillosa, Karl Kolb, Art McCluskey, Catina Patton, and Kyle Twohig

- Project Cost:\$1.8B
- This project will construct capital improvements at HMC to address medical center facility needs which include a new inpatient medical tower, a new emergency department, operating rooms, and single-patient rooms with renovations to essential hospital services located in older spaces in the hospital, and renovations to King County’s judicial and public health services located on the hospital campus.
- Project is 100% funded through voter-approved revenue.
- Project meets RCW requirements.
- Unanimous Approval 8/8

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**Total Project Approvals for March 28, 2024:**

- 4 Design-Build projects totaling \$1,856,540,872
  - 1 GC/CM projects totaling \$ 64,444,000
  - Alternative Subcontractor Selection Applications Reviewed: 0
- Total for March: \$1,920,984,872**

**Statistics:**

**Year to Date Total project Approvals:**

DB:	\$2,703,913,205	Traditional DB: <b>0</b>	Progressive DB: <b>13</b>
GC/CM:	\$ 796,444,000	Approved Proj: <b>6</b>	Heavy Civil: <b>3</b> w/ASSP: <b>13</b>
Total:	<b><u>\$3,500,357,205</u></b>		

**Current number of Certified Agencies: 14**

**Year to Date Alternative Subcontractor Selection Applications approved: 13**

Types of ASSP Requested:

- |                               |   |                |                        |
|-------------------------------|---|----------------|------------------------|
| • EC/CM                       | 3 | Cost: \$75.6M  |                        |
| • MC/CM                       | 2 | Cost: \$100.1M |                        |
| • Treatment Process Equipment | 1 | Cost: \$8M     |                        |
| • UV Disinfection System      | 1 | Cost: \$15M    |                        |
| • Civil Subcontractor         | 1 | Cost: \$40M    |                        |
| • Underground Storage Tank    | 1 | Cost: \$15M    |                        |
| • Vehicle Lift                | 1 | Cost: \$4M     |                        |
| • Civil Utilities             | 1 | Cost: \$20M    | <b>Total: \$277.7M</b> |

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**PRC Member Attendance 2024:**

Member Attendance	2024			
	3/28	2/22 SP	1/26	1/25
Agoes, Eza	X	X	X	X
Barnhart, Becky	X		X	X
Blue, Alexis	X			E
Buckley, Timothy	X		X	X
Davies, Mallorie	X		0	0
Dilbert, Kyle				
Doster, Marvin				X
Dugan, Jim	X		X	X
Golden, Thomas	X	X		X
Gonzalez, Jeff	X			X
Hamilton, Cory			X	X
Holecek, Brian	X			E
Hortillosa, Gina	X			X
Johnson, Dave	X			X
Jurgensen, Jeff	X			X
Kolb, Karl	X		X	X
McCluskey, Art	X		X	X
Murphy, Jessica ( <i>Vice Chair</i> )	X	X	X	X
Natta, Jeannie	X			X
Paananen, Ron	X		X	X
Patton, Catina	X		X	X
Pellitteri, Mike		X		X
Riley-Hall, Linneth	X			X
Rogstad, Traci		X	X	X
Schiantarelli, Vicky	X	X	X	X
Shinn, Mike	X		0	X
Song, Young-Sang			X	X
Thomas, Kevin	X	X	X	X
Thomas, Lance	X		X	X
Thomas, Tim	X		X	X
Twohig, Kyle ( <i>Chair</i> )	X		X	X
Udeagbala, Anthony	X	X	X	X
Wilton, Taine	X			X