

Virtual via ZOOM

July 25, 2024

Members Attending:

Jessica Murphy, Owner - Cities (<i>Chair</i>)	Dave Johnson, General Contractors (<i>Vice Chair</i>)
Eza Agoes, Owner Transit	Heather Munden, Owner Ports
Alexis Blue, Owner Higher Education	Catina Patton, Minority/Women-Owned Business
Timothy Buckley, Private Sector	Mike, Pellitteri, Specialty Subcontractors
Lisa Corcoran, Owner-General Public	Traci Rogstad, Owner Higher Education
Jim Dugan, Construction Managers	Vicky Schiantarelli, Disadvantaged Businesses
Thomas Golden, Design Industry Architects	Mike Shinn, Specialty Subcontractors
Jeff Gonzalez, Owner State	Young Sang Song, Disadvantaged Businesses
Gina Hortillosa, Construction Managers	Lance Thomas, Specialty Subcontractors
Jeff Jurgensen, Construction Managers	Tim Thomas, General Contractors
Karl Kolb, Design Industry Engineers	Kyle Twohig, Owner – Counties
Art McCluskey, Owner General Public	Anthony Udeagbala, Minority/Women-Owned Business
Bret Miche, General Contractors	Taine Wilton, Owner School Districts

8:00 am BUSINESS MEETING

Chair: Jessica Murphy\Dave Johnson

- Chair Murphy asked for assistance with last minute changes in panel assignments. Jim Dugan volunteered to chair the 11 am review to replace Thomas Golden, and Mike Shinn volunteered to step in as a panel member to ensure there is a quorum.
- Welcome new members & Mentorship feedback.
 - New members Bret Miche (General Contractor) and Heather Munden (Owner-Ports) were officially welcomed to the PRC. Lisa Corcoran and Garrett Buckingham were not available.
 - Vice Chair Johnson gave a brief overview of the Mentorship program and it’s goals.
 - Chair Murphy reminded the whole Committee to frequently review and become very familiar with RCW 39.10.
 - Mr. Dugan advised the mentors to consider meeting with their mentee the same day as each PRC meeting, when possible, to be able to answer questions that may have come up during the meeting.
 - Kyle Twohig recommended reviewing past Q&A that was submitted at past meetings to give new members an idea of what types of pre-questions have been asked before and how to ask them.
- Owner Readiness Webinar
 - Mr. Josh Klika from the [Municipal Research & Services Center \(MRSC\)](#) addressed the Committee on behalf of the [CPARB Education Connections Committee \(ECC\)](#).
 - The ECC has proposed the creation of a facilitated Owner Readiness Webinar which would be sponsored by MRSC for free. This webinar is intended to assist owners in understanding Alternative Project Delivery, how to identify if their project meets the RCW, what resources are available to them, and what they need to do to get PRC approval.
 - Mr. Klika wanted to know if the PRC felt this type of Webinar would have value to the Owners preparing to bring projects before the PRC. Several Members agreed and shared that some time spent on the expectations regarding diversity and inclusion, and receiving input from contractors and subcontractors would add to the value.
 - Mike Pellitteri (Specialty Subcontractors) and Jim Dugan (Construction Managers) expressed interest in volunteering to be part of the Webinar.
 - Mr. Klika will take the PRC’s input to the ECC when they meet next week and will send more information and invitations for participation back to the PRC through Talia.
- Project Feedback Process Workgroup Pre-Read for Application Modification Discussion
 - It was determined that the pre-read that was posted as a pre-read did not include the last round of updates. Vice Chair Johnson shared the latest for the Committee to review.
 - After much discussion, Lance Thomas made the motion to approve the updated version of the proposed questions for inclusion into the PRC applications. Bret Miche and Anthony Udeagbala seconded the motion.
 - Talia will update the document on the meeting event page and add the questions to the PRC applications for Committee approval at the September meeting.
 - The Committee also asked to review these additions in 1 year to identify their value.

- Bylaws Subcommittee
 - Mr. Dugan shared that while he does have the subcommittee list, they have not met. He committed to ensuring the subcommittee meets and will provide a report in September.
- GC/CM Best Practices Review
 - Chair Murphy checked in with the PRC regarding the Draft of the GC/CM Best Practices which has been available for review since May. Talia has only received a couple of comments as feedback and the CPARB GC/CM Committee plans to submit a final draft to CPARB at the October 10th meeting.
 - Mike Pellitteri shared that he felt the document was very comprehensive and technical, and he feels some context and examples would help. He will send his comments to Talia to forward to the GC/CM Committee.
- No other business was identified, so Chair Murphy ended the Business meeting at 8:55 am.

9:00 am PULLMAN REGIONAL HOSPITAL

– Patient Care Expansion Project ASSP Request for EC/CM, MC/CM & Plumbing (project approved [11/30/2023](#))

Panel Chair: Jim Dugan

Panel: Karl Kolb, Bret Miche, Traci Rogstad, Vicky Schiantarelli, Mike Shinn, Young Song

- Alternative Subcontractor Value for Electrical \$5.9M, Mechanical \$4.7M, and Plumbing \$3.1M for a total of \$13.7M out of \$30M of the original project cost.
- Facility has outgrown existing physical space and expansion will provide approximately 40,000 square feet of additional space, medical equipment and renovation of existing space.
- Construction site is an essential facility and must remain in operation during construction.
- Project is fully funded via passage by voters for \$27.5M and remaining funds will come from general funds.
- Alternative Subcontractor meets RCW requirements.

Public Comments: *No Public Comments*

Deliberation:

The panel understands that hospitals are complicated facilities that operate 24 hrs a day and must remain in operation during construction. The panel was pleased the hospital returned and applied for these ASSP packages.

Conclusion:

Traci Rogstad made the motion to approve all three (EC/CM, MC/CM & Plumbing) Alternative Subcontractor Selection applications and Young Sang Song seconded the motion.

Unanimous Approval 7/7

9:30 am KITSAP COUNTY

– CKTP Solids & Liquid Hauled Waste Upgrades ASSP Request for MC/CM (project approved [1/26/2024](#))

Panel Chair: Jessica Murphy

Panel: Jeff Jurgensen, Karl Kolb, Mike Pellitteri, Vicky Schiantarelli, Jim Dugan, Tim Thomas, Tony Udeagbala

- Alternative Subcontractor Value for Mechanical \$ out of \$80.4M of the original project cost.
- Project scope will include construction of two new digesters, improvement of ancillary solids handling systems, and construction of a replacement maintenance facility. Additionally, the facility must remain in operation during construction. *(This is a Heavy Civil project)*
- Current funding covers the costs for professional services, demolition of the maintenance building, temporary housing of maintenance staff and prepurchase of long lead time equipment. The remainder of the project's funding is anticipated via federal and state grants, and possibly bonds if needed.
- Alternative Subcontractor meets RCW requirements.
- Augmented team has extensive experience with MC/CM.

Public Comments: *No Public Comments*

Deliberation:

This project is straightforward but complicated and using MC/CM is the best use of ASSP. Additionally, it's good to have the owner involved in the alternative subcontractor selection process.

Conclusion:

Jim Dugan made the motion to approve the Alternative Subcontractor Selection for MC/CM application and Vicky Schiantarelli seconded the motion.

Unanimous Approval 8/8

10:00 am BREMERTON SCHOOL DISTRICT – DB

- Armin Jahr & View Ridge Elementary School Replacements Project

Panel Chair: Karl Kolb

Panel: Lisa Corcoran, Gina Hortillosa, Bret Miche, Heather Munden, Catina Patton, Traci Rogstad, Tim Thomas

- Project Cost: \$119.7M
- Complete demolition and replacement of the Armin Jahr elementary school on the smaller of 2 sites with restricted access. View Ridge elementary school will have complete minor improvements for repurposing of the original building. This site might be used as swing space during construction.
- Project funding secured by a capital bond passed in February 2024.
- Project meets all RCW requirements for Design-Build.
- Project team has been augmented with highly qualified consultants.

Public Comments:

Sam Comer with *Cornerstone General Contractors*. They are a K-12 builder who specializes in this type of construction with all delivery methods, and this application including both sites for the project warrants the use of this delivery method. He feels the applicant did a good job outlining the challenges that these projects will have, and it's clear that they will benefit from the use of progressive Design-Build, and they've supported themselves with a great team by hiring OAC. He urged the panel to approve this application.

Paul Churchill with *Abbott Construction*. They have a lot of experience in progressive Design-Build, too, and he wanted to express their support for this project. Due to its expedited schedule, and planning a building on a constricted site, the use of progressive Design-Build will give them early cost predictability, so they can get maximum value and full team collaboration. It's a great process to deliver what the voters approved, and they would like to request that this project is approved.

Becky Wall with *Rice Fergus Miller Architects*. They are local to Bremerton and right in the backyard of Bremerton school district. She wanted to show their support of this project being approved for all the previously mentioned reasons. They are excited for the for the district to be able to have these projects be completed.

Kiel Lunsford senior project manager with *Anderson Construction*. They are the Design Builder for the West Sound Tech Skill Center project. Through their participation on the current project with the Bremerton School District they have witnessed their participation with the community and school district meetings. It's really clear to them that these replacement elementary schools are necessary, and the positive impact that this project will have on the community. He also felt it necessary to acknowledge that the Bremerton School District, in particular Garth and John, has been very engaged in the Design-Build process in a way that's been collaborative and efficient. It demonstrates a true partnership in the development of their current project. The School District has been very adept at sharing district information, are quick to facilitate decision making, and are very engaged in discussions about the project. As a Design Builder that's the type of involvement that they hope to achieve with the owners on their Design-Build projects, and they believe the School District will be successful in the replacement of the Armin Jahr & View Ridge elementary schools.

Deliberation:

The panel appreciated the districts approach to the project and will require a lot of leadership and time to ensure the project goes as smoothly as possible. It's a challenge to get bonds passed in Kitsap County, the local community will be watching this project closely.

Conclusion:

Timothy Thomas made the motion to approve the project application and Gina Hortillosa seconded the motion.
Unanimous Approval 8/8

11:00 am NORTHEAST PUBLIC DEVELOPMENT AUTHORITY – DESIGN-BUILD
- 3011 Wellesley Mixed Use Development Project

Panel Chair: Jim Dugan

Panel: Alexis Blue, Lisa Corcoran, , Dave Johnson, Art McCluskey, Mike Shinn, Lance Thomas, Tony Udeagbala

- Project Cost: \$12.5M
- This Project will be residential over commercial space, approximately 25, 000 sq ft. The building will have 30-40 workforce housing, a childcare facility, and the Northeast Public Development Authority Office.
- Project funding is a complicated matrix of self-funding through fundraising activities, and anticipated bond issuance supported by the 2025 Legislature.
- Project meets all RCW requirements for Design-Build.
- Project team has been augmented with highly qualified consultants.

Public Comments:

Eric Peterson *with Graham Construction.* He wanted to share their support the Northeast Public Development Authority in their pursuit of progressive Design-Build delivery. They find this method of delivery to be very efficient and maximizes the design program scope while keeping the desired budget schedule for the owner.

Jake Schneider *via chat:* He strongly endorses this project team’s approach to progressive Design-Build and its commitment to MWBE participation. By integrating innovative Design-Build practices, the project ensures efficient, collaborative, and forward-thinking solutions. And prioritizing MWBE engagement not only promotes diversity and inclusion but also harnesses a broader range of perspectives and expertise, which can lead to more dynamic and successful project outcomes in a great community.

Josh Chrisman *with Walker Construction.* He is the past president of the Inland DBIA chapter. They fully support this project. They feel that utilization of progressive Design-Build, and especially the validation process, will make this project successful, as it also opens up opportunities as we reach towards the GMP of an off-ramp if it is needed. With the constraints of the budget as well as the site constraints, they feel it is the right process for this project.

Dave Richardson, *Executive Director with Northeast Community Center.* He wanted to talk about the critical need of this project. It's much more than just a real estate development or housing project. The surveys they have conducted with Gonzaga's Center for community engagement, and the Zone, which is an initiative of the Northeast Community Center, have stated over and over from residents that these are critical needs. The Section-8 housing vouchers that they issue and the housing stability that they are doing is all going to have an impact on the residents in Northeast Spokane. Right now, 40% of their residents are in military service and shift work. This will provide safe and stable daycare, along with affordable housing and support for future economic growth not only for individuals, but also the businesses in northeast Spokane. He hopes the PRC will support this project.

Deliberation:

The presentation was thorough, and the applicant answered all questions and concerns very well. GC/CM is the appropriate delivery method for this project.

Conclusion:

Dave Johnson made the motion to approve the project application and Alexis Blue seconded the motion.
Unanimous Approval 8/8

12:00 pm LUNCH BREAK

12:30 pm LAKE CHELAN HEALTH – GC/CM
 – *EMS and Administration Building Project*

Panel Chair: Dave Johnson

Panel: Eza Agoes, Alexis Blue, Tom Golden, Jeff Jurgensen, Young Sang Song, Lance Thomas, Kyle Twohig

- Project Cost: \$12.3M
- Building will provide 6,000 sf dedicated space for EMS operations and support services to include pull through ambulance bays, staff sleep rooms, documentation/command center, office spaces, team conference space, supply storage crew kitchen and crew day room.
- An additional 11,000 sf is dedicated for hospital administration’s executive leadership, human resources, business offices, and supporting functions. This space will include a mix of walled and open office space, small and medium conference rooms, a training room to support large group meetings, and clinical training.
- Project will evaluate the option for covered parking for larger vehicles, busses, equipment, and trailers dependent upon budget.
- Project if fully funded by a WA State Department of Commerce grant.
- Project meets all RCW requirements for GC/CM.
- Qualified Team with GC/CM experience.

Public Comment:

Eric Peterson with *Graham Construction and Management*. He wanted to comment that Graham Construction & Management support Lake Chelan Health and its team in pursuit of the GC/CM delivery method for this project. In their experience when budget and schedule are paramount, this delivery method is very efficient and maximizes the project program scope while keeping within the desired budget and schedule.

Deliberation:

Applicant was thoughtful about their choice in delivery method. Medical facilities are unique in their needs beyond just being an occupied site. GC/CM is the appropriate method for this project.

Conclusion:

Young Sang Song made the motion to approve this project application and Jeff Jurgenson seconded the motion.

Unanimous Approval 8/8

1:30 pm ADJOURN

Guests:

Anderson, Alyssa; Design West Architects	Martin, Nick; Kitsap County
Aske, Brian; DBIA NW	Martinez, Luis
Balzarín, Cynthia; OAC Services	Maslenikov, Pete; Skanska USA
Bank, Jesse; Northeast Public Development Authority	McCanna, Mike; Absher Construction
Beaudine, David; Turner & Townsend Heery	McKone, Tina; DLR Group
Blankenship, Becky, Hill International	Michel, Keith; Forma Construction
Bower, Kellie; Kaiser Bower	Miller, Jonathan; Turner & Townsend Heery
Bradford, Travis; Swinerton Builders	Ottley, Shawn; COO Lake Chelan Health
Brush, Shannon	Paine, Justin; Walker Construction
Chrisman, Josh; Walker Construction	Peters, Edward; ALEP
Churchill, Paul; Abbott Construction	Peterson , Eric; Graham Construction
Clausen, Megan	Philips, Drew
Closson, Jake; Bouten Construction	Poole-Duris, Nicky; BCRA Spokane
Coleman, Chris; Bayley Construction	Powell, Andrew
Comer, Sam; Cornerstone GCI	Presenter (Group Room); Kitsap County
Curtin, Jessica; Abbott Construction	Richardson, Dave; Exec Director NE Comm. Ctr Auth.
Deakins, Nancy, DES	Robbin, Lori; BCRA

Guests:

Dean, Mara; BCRA	Roe, Gareth; BCRA
Dore, Irma; Dir. Business Dev. Bayley Construction	Rosenbeck, Elizabeth; OAC Services
Doty, Jeremy; BCRA	Rutledge, Andrea; Turner Townsend Heery
Duvall, Chris; Coughlin Porter, Lundeen	Schafer, Sam; Integrus Architecture
Edwards, Aaron; CEO Lake Chelan Health	Schneider, Jack; NAC Architecture
Etue, Kelly; Lydig Construction	Schut, Paul
Everett, Jennifer; Turner Townsend Heery	Sellgren, Kayleah; FORMA Construction
Febus, Steve; CFO Pullman Regional Hospital	Shewell, Stacy; Dir. of Proj. Delivery, Hill International
Fox, Brandy; CPM Seattle	Simmons, Scott; CEO Spokane County
Franklin, Kristina, Absher Construction	Smith, Shelby
Freed, Ellyn; Principal Forte Architects	Staff, Scott; SMR Architects
Gable, Dean; Project Manager Hill International	Stamon, Kris; McGranahan Architects
Garside, Jason	Storaasli, D
Giesbrecht, Tadd	Taber, Lara; Aldrich
Gonzalez, Nick; Boudin Construction	Tackett, Bethany; Forma Construction
Goodmansen, Steve	Thompson, William; Ethos Civil (VOSB)
Grinsel, Karin	Thornton, Ty; Lease Crutcher Lewis
Hamilton, John; Hoffman Construction	Vanderhorst, Amy; Integrus
Harbaugh, Dana; NAC	Wall, Becky; Rice Fergus Miller Architects
Hatch, Erin; Rice Fergus Miller	Wallace, Graehm; Perkins Coie
Hill, Tegan; Bassetti Architects	Warne, Brenda
Hindmarsh-Wilcox, JoAnn; Mithun	Warnick, Ned; Design West Architects
Ho, Brian; TCF Architecture	Wilcox, JoAnn; Mithun
Jacobs, Cheryl; NAC Architecture	Williams, Leah; Walker Construction
Johnson, Jyllea	Wood, Karen; Mahlem
Julius, John; Bayley Construction	Young, Stuart; BCRA
Kaneko, Hana; Rice Fergus Miller	Zane, Ryan; Bernardo Wills
Kelly, Jamie; Turner Townsend Heery	<i>Unidentified:</i>
Klein, Mica; Perkins Coie	<i>1509*364</i>
Klika, Josh; MRSC	<i>Amy</i>
Lohr, Marcie; Coughlin Porter Lundeen	<i>Bob</i>
Lunsford, Kiel; Anderson Construction	<i>Mike/BW</i>
MacDonald, Ryan; Bouten Construction	<i>Todd's iPad</i>

Total Project Approvals for July 25, 2024:

• 2 Design-Build projects totaling	\$129,700,000
• 1 GC/CM projects totaling	\$ 12,250,000
• 4 Alternative Subcontractor Selection applications totaling	\$ 27,700,000
Total for July: \$169,650,000	

Total Project Approvals to date 2024:

• 17 Design-Build projects totaling	\$2,928,498,205	
• 10 GC/CM projects totaling	\$ 985,256,800	Total for 2024: \$3,913,755,005
• Alternative Subcontractor Selection Applications Reviewed: 19 totaling	\$328,873,000	