

Project Review Committee

Chair Report to CPARB

October 10, 2024

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September 26, 2024

Hybrid Meeting from Green River College – Meeting #1

8:00 am AUBURN SCHOOL DISTRICT – PROGRESSIVE DESIGN-BUILD

– Multi-Facility Improvements Project

Panel: Alexis Blue, Marvin Doster, Jeff Jurgensen, Jessica Murphy, Ron Paananen, Mike Shinn, Young Song, and Taine Wilton

- Project Cost: \$63M
- Make improvement to 16 schools and six school district support facilities. These improvements encompass upgrades to school safety and security, energy conservation, upgrades to critical building systems and replacement of aging building equipment and components.
- Preconstruction funding is provided by the district’s capital projects fund, and construction will be funded via bond proposed in November 2024.
- The public body has a strong experienced team.
- Project meets RCW requirements for Design-Build.
- Unanimous Approval 8/8

9:00 am AUBURN SCHOOL DISTRICT – GC/CM w/EC/CM & MC/CM

– Three-School GC/CM Program Project

Panel: Alexis Blue, Jeff Gonzalez, Dave Johnson, Jeff Jurgensen, Ron Paananen, Catina Patton, Mike Shinn, Young Song

- Project Cost: \$431.1M
- Demolish the existing Alpac Elementary School and rebuild a new school at the current school site while students and staff attend school at an interim location. Build a new Cascade Middle School at an undeveloped site located one mile north of the existing school, move students and staff to the new school, then utilize the existing school as an Auburn School District support facility. Finally, they will build a new Middle School No. 5 at an undeveloped site.
- Preconstruction funding is provided by the district’s capital projects fund, and construction will be funded via bond proposed in November 2024.
- The public body has a strong experienced team with successful project history.
- Project meets RCW requirements for GC/CM.
- Has approval to use alternative subcontractor section for EC/CM and MC/CM.
- Unanimous Approval 8/8

10:00 am LAKE STEVENS SCHOOL DISTRICT – GC/CM

– Certification

Panel: Full Committee called; there were 25 members in attendance, 5 members absent and 3 recused.

- The Lake Stevens School District was established in 1955, has 11 K-12 schools and 9,738 students.
- Has completed one GC/CM project and have primarily Design-Bid-Build public works project experience.
- The District formed a Facilities Needs Advisory Committee (FNAC) to review the needs of the district and put together a list of priority projects as a recommendation to the Board.
- The School District has four future projects they would like to use GC/CM for, providing their bond is approved in November 2024, and 5 more that are still under consideration.
- They have on in house staff with GC/CM training and have contracted with experienced consultants for GC/CM guidance for new projects.
- They have had no audit finding in the last 5 years.
- The District plans to work to increase opportunities and participation by minority-owned, women-owned, and veteran-owned business as well as small and local businesses in the areas of public work contracting, subcontracting, and consulting.
- Lessons Learned (aka Values Reinforced):
 - Having the GC/CM as an early partner holds great value
 - Having the ability to make informed decisions in real-time made the project a great success.
 - This was not a D-B-B project - Trust
 - The power of Collaboration
 - The importance of Communication, and, communicating
 - “Teamwork makes the dream work”

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- Leveraging the contractor's experience to make Planning more effective.
- True Partnering in problem solving
- We're smarter together - Creativity
- Denied; 16/25 members voted to deny this certification and 9/25 members voted for approval.

11:00 am BUSINESS MEETING

Chair/Vice Chair: Jessica Murphy & Dave Johnson

A Committee quorum of 25 members were in attendance in person and virtually with 8 absences.

- Meeting Dates for 2025
 - Talia Baker shared the typical PRC meeting schedule for the last 8 years has been to be the 4th Thursday of every other month starting in January. In 2018 the Committee added a June meeting to help alleviate the pressure between the large number of applications between May and July. Over the last several years the large number of applications has shifted to the September and January meetings.
 - Vice Chair Johnson explained that the June meeting was a stopgap which hasn't been necessary over the last 2 years. Chair Murphy suggested not having a June meeting and asked the committee for options.
 - Mike Pellitteri suggested monthly meetings from January through May and then September through December, with a limit on the number of applications received and the next meeting being the overflow when the number of applications has been reached.
 - Talia explained that by statute, the PRC is required to review an application within 60-days, or it is automatically approved (*with the exclusion of Recertifications which are required to be submitted 90-days prior to expiration*). Because of this, there is an application window where applications are only accepted during the 15-20th of the month prior to a scheduled meeting. This allows for time to publish public notices and ensure the application is reviewed within that 60-day period.
 - Several members expressed interest in the possibility of scheduling an October meeting and possibly a February meeting as well.
 - Vice Chair Johnson shared that CPARB asked the PRC to review their schedule to better accommodate the application trends. He expressed his interest an additional meeting in the fall.
 - Young Sang Song shared that when he was a new member, the Business Meetings were an opportunity to connect with the greater group, and he would like to maintain that opportunity as much as makes sense to do so.
 - Chair Murphy suggested adding the extra meeting in October instead of June. Mike Shinn made a motion to add February 27th instead of June. Traci Rogstad seconded the motion. Marvin Doster expressed concern about when applications are submitted vs. the 60-day window. Talia shared that she connects directly with the applicants when they inquire on submission dates and is very careful about the 60-day window. Chair Murphy also noted that a special meeting can be scheduled if there is a need to do so. The motion was passed unanimously.
- CPARB Updates
 - Chair Murphy shared that the CPARB Board Development Committee is working on the development of a Strategic Plan with includes the PRC. She recommends anyone interested to sit in on the Board Development Committee meetings.
 - Vice Chair Johnson and Jeff Gonzalez shared the post incident process with CPARB and will be sharing adjustments to that process with CPARB on October 10th. Jeff Gonzalez shared that the 'problem reporting' issue around best practices could possibly be incorporated into the CPARB Strategic Plan and allow the Project Feedback Process Workgroup to disband, so he and Vice Chair Johnson will be looking into that option.
- CPARB's Project Feedback Process Workgroup:
 - Talia will work with Vice Chair Johnson and Chair Murphy to incorporate the revised questions into the applications for PRC approval by the next meeting.
 - After the issue reporting process is approved by CPARB, there will need to be updates to the Bylaws to incorporate that process into the way the PRC conducts business.
- A couple of years ago one of the MWBE representatives was tasked with revising the MWBE/DBE question on the application. While some minor changes were incorporated, that task was never completed.
 - Chair Murphy asked for a volunteer to review that question and propose changes to improve on it.
 - Lisa Corcoran shared that DEI issues take up a lot of time during Q&A, and she would like to have that question reviewed to see if it can be improved upon.
 - Marvin Doster and Jeannie Natta also expressed concern.
 - Jeannie, Marvin, Lisa, Catina, Jeff Jurgensen and Young were asked to meet and discuss a possible revision. Jeff Jurgensen suggested considering incorporating an element of Owner Readiness into those questions as well.
- Mike Pellitteri expressed concern about the bundling of several large projects into one GC/CM project as a future topic.

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12:30 pm MARYSVILLE FIRE DISTRICT – GC/CM (no ASSP) – Fire Station 63 Replacement Project

Panel: Lisa Corcoran, Jim Dugan, Thomas Golden, Jeff Gonzalez, Dave Johnson, Mike Pellitteri, Traci Rogstad, and Young Song

- Project Cost: \$10.5M
- Original building built in 1950s, is too small and has surpassed its useful life. Project will replace the existing station and will house up to 8 fire fighters and 3 or 4 drive-through bays. Scope includes design and construction of the building and any required site development and offsite frontage improvements.
- The Marysville Fire District has funds available for this project.
- Project meets all RCW requirements for GC/CM.
- Project team has been augmented with highly qualified consultants.
- Approval 7/8; Mike Pellitteri voted against

1:30 pm KING CO. DEPT. OF NATURAL RESOURCES & PARKS WASTEWATER TREATMENT DIV. – PROG. DESIGN-BUILD - South Interceptor Rehabilitation Project

Panel: Alexis Blue, Lisa Corcoran, Marvin Doster, Thomas Golden, Young Song, Lance Thomas, Kyle Twohig, and Taine Wilton

- Project Cost: \$36.5M
- Repair over 1,600 linear feet of severely deteriorated 72-inch, 78-inch, and 90-inch diameter reinforced concrete sewer pipe and rehabilitate up to seven maintenance holes along the south interceptor. Will require high-capacity sewer diversion pumping through temporary piping and odor control at each discharge location.
- Funding has been approved and appropriated for this project by the King County Council. KCWTD may consider applying for Water Infrastructure Finance and Innovation Act (WIFIA) funding, however availability of that potential funding source does not impact KCWTD's ability to proceed with awarding and executing the Contract for this project and constructing planned improvements.
- The project team is qualified and has a history of successful alternative project delivery.
- Project meets RCW criteria for Design-Build.
- Unanimous Approval 8/8

2:30 pm MERCER ISLAND SCHOOL DISTRICT - PROGRESSIVE DESIGN-BUILD - Mary Wayte Pool Upgrades Project

Panel: Lisa Corcoran, Jim Dugan, Jeff Gonzalez, Dave Johnson, Ron Paananen, Catina Patton, Young Song, and Taine Wilton

- Project Cost: \$4M
- Goal is to extend the useful life of the 52-year-old pool by 10+ years while maintaining uninterrupted school and community use. Scope includes installation, repair or replacement of specialized elements, including the fiberglass pool liner, fire alarm, and sprinkler systems, electrical system improvements and accessibility upgrades.
- Funding is secured \$4 million for this project: \$2M. from the District's Capital/Technology Levy that passed in 2022, and \$2M. from a King County Parks Aquatic grant.
- Project meets all RCW requirements for Design-Build.
- Project team has been augmented with highly qualified consultants.
- Unanimous Approval 8/8

3:30 pm BREMERTON SCHOOL DISTRICT - GC/CM (No ASSP) - District-Wide HVAC Upgrades Project

Panel: Marvin Doster, Jim Dugan, Thomas Golden, Karl Kolb, Jeannie Natta, Catina Patton, Kyle Twohig, Taine Wilton

- Project Cost: \$12.2M
- District-wide upgrades to mechanical systems of 6 schools.
- Funding secured via capital bond passed on February 13, 2024.
- Project meets all RCW requirements for GC/CM.
- Project team has been augmented with highly qualified consultants.
- Unanimous Approval 8/8

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Total Project Approvals for Meeting #1:

- 3 Design-Build projects totaling \$103,522,105
 - 3 GC/CM projects totaling \$453,781,000
 - Alternative Subcontractor Selection Applications Reviewed: 2
- Total approvals for Meeting 1: \$557,303,105**

September 26, 2024 Virtual Only – Meeting #2

8:00 am SPOKANE REGIONAL EMERGENCY COMMUNICATIONS - PROGRESSIVE DESIGN-BUILD
- *New Public Safety Communications Center Project*

Panel: Garrett Buckingham, Gina Hortillosa, Heather Munden, Jeannie Natta, Mike Pellitteri, Vicky Schiantarelli, and Kevin Thomas,

- Project Cost: \$30.8M
- Building Renovation of an existing 44,000 sq. ft. building located in Spokane Valley which was built in 2015 that is well-suited for renovation.
- SREC currently has \$22.5M in Capital Project Reserves specifically committed for this facility. Once Validation is complete, SREC will seek additional funds from the Spokane County.
- Project meets all RCW requirements for Design-Build.
- Project team has been augmented with highly qualified consultants.
- Unanimous Approval 7/7

9:00 am SPOKANE COUNTY - PROGRESSIVE DESIGN-BUILD
- *Crisis Relief and Sobering Center Project*

Panel: Garrett Buckingham, Gina Hortillosa, Heather Munden, Jessica Murphy, Mike Pellitteri, Traci Rogstad, Vicky Schiantarelli, and Kevin Thomas

- Project Cost: \$18M
- Either renovate or build a 20,000 sq ft facility that will include private clinical spaces, secure storage for medications and personal belongings, sobering rooms with up to 24 certified recliners, and restroom and shower facilities. Will also include staff observations stations, rooms for triage or treatment and systems to monitor patient movements without restricting their ability to leave. Facility will provide 24/7 mental health and substance use care.
- Funding is secured with Opioid Settlement Funds and the remaining funding is available from Spokane County Mental Health sales tax revenue.
- Project meets all RCW requirements for Design-Build.
- Project team has been augmented with highly qualified consultants.
- Approval 7/8; Mike Pellitteri voted against

12:30 pm CITY OF WASHOUGAL – PROGRESSIVE DESIGN-BUILD
- *32nd Street Underpass Project*

Panel: Gina Hortillosa, Karl Kolb, Art McCluskey, Bret Miche, Heather Munden, Jessica Murphy, Mike Shinn, and Anthony Udeagbala

- Project Cost: \$69-80M
- Installation of rail undercrossing with 2 roundabouts, intersection improvements, and sidewalks and multi-use paths for pedestrians and bicyclists.
- Funding is partially funded via federal and state grants. The city is seeking additional grant funding and exploring other options including financing.
- They have the right team with experience.
- Project meets the RCW requirements for Design-Build.
- Unanimous Approval 8/8

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1:30 pm ENERGY NORTHWEST – PROGRESSIVE DESIGN-BUILD

- Small Modular Reactor Project

Panel: Jeff Gonzalez, Jeff Jurgensen, Art McCluskey, Bret Miche, Ron Paananen, Mike Pellitteri, Traci Rogstad, and Anthony Udeagbala

- Project Cost: \$4.3B
- Establish 4 Xenergy-100 advance small modular nuclear reactor units with the potential for up to 12 units in Eastern Washington.
- Funding is partially secured and anticipates \$3.85B in future funding from the US Dept. of Energy, with the remaining obtained through private investments currently under negotiation. Owner will not proceed with any portion of the project that is not fully funded.
- They have the right team with experience for success.
- Project meets the RCW requirements for Design-Build.
- Unanimous Approval 8/8

2:30 pm CENTRAL VALLEY SCHOOL DISTRICT - PROGRESSIVE DESIGN-BUILD

- District-Wide Secure Entry Vestibules Project

Panel: Marvin Doster, Gina Hortillosa, Art McCluskey, Traci Rogstad, Vicky Schiantarelli, Mike Shinn, Kyle Twohig, and Anthony Udeagbala

- Project Cost: \$6M
- Upgrade 10 schools’ front entry vestibules to enhance safety, functionality, and aesthetic appeal while modernizing the existing entry systems.
- Funding secured via Capital Improvements Levy in February 2024.
- Project meets all RCW requirements for Design-Build.
- They have the right team with experience for success.
- Unanimous Approval 8/8

Total Project Approvals for Meeting #2:

- 5 Design-Build projects totaling \$4,439,211,470

Total Approvals for Meeting 2: \$4,439,211,470

September 27, 2024 Virtual Only - Meeting #3

8:00 am CITY OF EVERETT - PROGRESSIVE DESIGN-BUILD

- Everett Outdoor Multipurpose Stadium Project

Panel: Thomas Golden, Art McCluskey, Traci Rogstad, Kevin Thomas, Tim Thomas, Kyle Twohig, and Taine Wilton

- Project Cost: \$137.9M
- Either renovation of current stadium that no longer meets the new facility standards required by Minor League Baseball or Construct a new 3,000 seat facility that can accommodate an additional 5,000 seating ability for concerts and community events.
- Project is partially funded via 2023 legislation to cover initial administrative costs, design and preconstruction costs. A project financing plan is under development for approval by the City Council in early 2025.
- Project meets RCW requirements.
- Project team has been augmented with highly qualified consultants.
- Unanimous Approval 7/7

9:00 am CHELAN COUNTY PUD - PROGRESSIVE DESIGN-BUILD

- Rock Island & Rocky Reach Hydroelectric Dam Civil Mechanical Improvements Project

Panel: Lisa Corcoran, Jeff Jurgensen, Art McCluskey, Bret Miche, Jeannie Natta, Catina Patton, Mike Pellitteri, and Kevin Thomas

- Project Cost: \$177.1M
- Both facilities need renovation to their aging spillways systems, gates, multiple automated hoists and seismic improvements. Additional significant concrete repairs and fish exclusion screens will be necessary to continue fish ladder operations.

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- Both dams will be required to remain operational during the construction work.
- The district has allocated funds for the full amount of the scheduled project value in their cash reserve accounts.
- Project meets RCW requirements.
- The project team is qualified and has a history of successful alternative project delivery.
- Unanimous Approval 8/8

10:00 am CITY OF VANCOUVER – GC/CM (w/ EC & MC/CM)
- Vancouver Public Works Operations Campus Project

Panel: Lisa Corcoran, Marvin Doster, Thomas Golden, Heather Munden, Jeannie Natta, Catina Patton, Mike Shinn, and Kyle Twohig

- Project Cost: \$170M
- Starting with an undeveloped 32-acre plot, the city will start with site development including retaining wall systems, installation of utilities, stormwater system/facilities, landscaping, site lighting and extensive parking for staff, public and fleet vehicles. This new campus will need to house administrative offices, operations facilities and support facilities for City departments including fleet services, warehousing, emergency management, wastewater collection & treatment, and facilities maintenance.
- The City will fund the project with a combination of cash reserves and revenue bonds.
- Project meets RCW requirements.
- Project team has been augmented with highly qualified consultants.
- Alternative Subcontractor value for Mechanical/Plumbing \$7.3M and Electrical \$6.5M.
- Unanimous Approval 8/8

11:00 am NORTH THURSTON PUBLIC SCHOOLS – GC/CM (no ASSP)
- Young Child and Family Center Project

Panel: Thomas Golden, Dave Johnson, Jeff Jurgensen, Bret Miche, Jeannie Natta, Catina Patton, Traci Rogstad, and Taine Wilton

- Project Cost: \$66.4M
- Build a 45,000-sf building on a 15.8 acre site to serve approximately 600 half-time students ages 3-5 years old. Before construction, a main water line must be relocated from the middle of the site. Construction will include an early learning center with classrooms with integrated preschool needs, large outdoor playgrounds, administrative space, and specialty spaces, a central kitchen and a library and related site developments.
- Project funding is secured via levy funds as well as internal funding sources.
- Project meets all RCW requirements for GC/CM.
- Project team has been augmented with highly qualified consultants.
- Unanimous Approval 8/8

Total Project Approvals for Meeting 3:

• 2 Design-Build projects totaling	\$314,988,124
• 2 GC/CM projects totaling	\$236,403,950
• Alternative Subcontractor Selection Applications Reviewed: 2	
Total for Meeting 3:	\$551,392,074

Total Project Approvals for September 2024:

• 10 Design-Build Projects	\$4,857,721,699
• 5 GC/CM Projects	<u>\$ 690,184,950</u>
Total for September:	\$5,547,906,649

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Statistics:

Year to Date Total project Approvals:

DB:	\$7,786,219,904	Traditional DB: 0	Progressive DB: 27	
GC/CM:	\$1,675,441,750	Approved Proj: 15	Heavy Civil: 3	w/ASSP: 5
Total:	<u>\$9,461,661,654</u>			

Current number of Certified Agencies: 14

Year to Date Alternative Subcontractor Selection Applications approved: 23

Types of ASSP Requested:

• EC/CM	8	Cost: \$125.7M	
• MC/CM	8	Cost: \$177.5M	
• 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	
• Plumbing	1	Cost: \$3.1M	Total: \$408.3M

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PRC Member Attendance 2024:

Member	2024								
	9/27	9/26	7/25	6/27	5/23	3/28	2/22 SP	1/26	1/25
Agoes, Eza		E	x	x	x	x	x	x	x
Barnhart, Becky		E		x	x	x		x	x
Blue, Alexis		x	x	E	x	x			E
Buckingham, Garrett		x		x	x				
Buckley, Timothy		E	x	E	x	x		x	x
Corcoran, Lisa	x	x	x						
Davies, Mallorie		E	O	x	x	x		O	O
Doster, Marvin	x	x		x	x	E			x
Dugan, Jim		x	x	E	E	x		x	x
Golden, Thomas	x	x	x	x	x	x	x		x
Gonzalez, Jeff		x	x	x	x	x			x
Hortillosa, Gina		x	x	x	x	x			x
Johnson, Dave (Vice Chair)	x	x	x	x	x	x			x
Jurgensen, Jeff	x	x	x	E	x	x		x	x
Kolb, Karl		x	x	x	x	x		x	x
McCluskey, Art	x	x	x	x	x	x		x	x
Miche, Bret	x	x	x						
Munden, Heather	x	x	x	x	x				
Murphy, Jessica (Chair)		x	x	x	x	x	x	x	x
Natta, Jeannie	x	x		E	x	x			x
Paananen, Ron		x		x	E	x		x	x
Patton, Catina	x	x	x	x	x	x		x	x
Pellitteri, Mike	x	x	x	x	x	E	x		x
Rogstad, Traci	x	x	x	x	E	E	x	x	x
Schiantarelli, Vicky	E	x	x	x	x	x	x	x	x
Shinn, Mike	x	x	x	x	O	x		O	x
Song, Young-Sang		x	x	x	x	E		x	x
Thomas, Kevin	x	x	O	x	x	x	x	x	x
Thomas, Lance		x	x	x	x	x		x	x
Thomas, Tim	x	x	x	x	E	x		x	x
Twohig, Kyle	x	x	x	x	x	x		x	x
Udeagbala, Anthony	O	x	x	x	x	x	x	x	x
Wilton, Taine	x	x	x	x	x	x			x

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Not Scheduled
 No Show/Unexcused
 Excused Absence