

PROJECT REVIEW COMMITTEE

June 27, 2024

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Virtual via ZOOM

June 27, 2024

Members Attending:

Kyle Twohig, Owner – Counties (Chair)	Jessica Murphy, Owner - Counties (Vice Chair)
Eza Agoes, Owner Transit	Ron Paananen, Design Industry Engineers
Becky Barnhart, Design Industry Architects	Catina Patton, Minority/Women-Owned Business
Alexis Blue, Owner Higher Education	Mike, Pellitteri, Specialty Subcontractors
Garett Buckingham, Owner Public Hospitals	Traci Rogstad, Owner Higher Education
Mallorie Davies, Construction Trades Labor	Vicky Schiantarelli, Disadvantaged Businesses
Marvin Doster, General Contractors	Mike Shinn, Specialty Subcontractors
Thomas Golden, Design Industry Architects	Young Sang Song, Disadvantaged Businesses
Jeff Gonzalez, Owner State	Kevin Thomas, Construction Trades Labor
Brian Holecek, General Contractors	Lance Thomas, Specialty Subcontractors
Dave Johnson, General Contractors	Tim Thomas, General Contractors
Karl Kolb, Design Industry Engineers	Anthony Udeagbala, Minority/Women-Owned Business
Art McCluskey, Owner General Public	Taine Wilton, Owner School Districts
Heather Munden, Owner Ports	

8:00 am BUSINESS MEETING

Chair/Vice Chair: Kyle Twohig/Jessica Murphy

A committee of 26 members were in virtual attendance with 7 members absent.

- GC/CM Best Practices Draft
 - The draft and feedback form has been on the PRC webpage for a month. Chair Twohig asked for comments and feedback.
 - Mike Pellitteri has some feedback from his stakeholder group and will get those forwarded to the PRC inbox by next week.
 - The manual reads like a textbook and could use examples or case study-type of real-world references to round out the information. These can be sent either to the PRC inbox or to Nick Datz.
 - Traci Rogstad is on the CPARB GC/CM Committee, and it took 4 years to develop. Any feedback at this point will be appreciated.
- Project Feedback Process Workgroup Pre-Read for Application Modification Discussion
 - This CPARB workgroup made some modifications to the proposed application questions since the May PRC business meeting, and Dave Johnson shared the updates and provided context regarding the intent to assist with Owner Readiness for the chosen delivery method.
 - The recommendation is to add a section called ‘Owner Readiness’ that is to be filled out by the Owner.
 - Concern was expressed and discussed that there is a likelihood of canned answers which wouldn’t serve the intent of these additional questions. One example expressed was the inclusion questions and that the application don’t ask for the name of the responsible party.
 - There was one recommendation of adding owner readiness recommendations and coaching within the best practices documents when they are finalized or updated.
- Owner Readiness Webinar – Robynne Thaxton (from CPARB and the CPARB Education Connections Committee)
 - She shared the Education Connections Committee (ECC) is planning to develop an Owner Readiness Webinar to be sponsored by MRSC with the goal to help owners connect with resources in preparation for using alternative delivery.
 - By the next meeting there should be an outline that can be shared, and the ECC will want to collect PRC input and the names of potential panelists.
- Bylaws Subcommittee did not have anything to report.
- Jessica took a couple of minutes to make sure to welcome the newest members from May and starting in July.
- Talia invited training requests for the next year to be sent to the PRC inbox.

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9:00 am CITY OF TACOMA – DESIGN-BUILD RECERTIFICATION

Review Chair: Art McCluskey

Panel: Full Committee called; there were 24 members in attendance and 8 members absent and 1 recused.

- The City of Tacoma’s first certification was approved in 2009 and have maintained their recertification status.
- Recently completed projects include the
 - Fishing Wars Memorial Bridge Replacement Phase 1 (cost \$32M & completed in 2020),
 - Central Wastewater Treatment Plant Energy Management Improvement Project (cost \$13M and completed in 2022),
 - Jefferson and Hood Street Surface Water Interceptor (cost \$38M and completed 2022), and
 - Alder Unit 11 Rebuild (cost \$12M & completed 2024).
- The two DB projects still under way included the Cushman Rebuild Project and the Puyallup Avenue Sewer Utility project.
- The City has 4 DBIA certified personnel with 11 staff pending certification. The City has adopted a Design-Build lunch and learn series to encourage collaboration, and 2 staff have enrolled in the new DBIA Collaborative Delivery Leadership Academy.
- The City regularly participate in several regional outreach events and hosts local workshops and trainings to support small, minority and women-owned business to help aid their path to success.
- Developed the Equity in Contracting Program which offers access to contracting and procurement opportunities, guidance, and technical assistance to historically underutilized businesses interested in providing supplies, services, and public works support to the City of Tacoma.
- Lessons Learned:
 - Start Right-of-Way Process Sooner, Anticipate Delays.
 - Railroads Do Not Contemplate DB.
 - A strong team can overcome difficulties.
 - Conduct proprietary meetings early and upfront to establish collaboration structure.
 - Have an Owner’s Advisor on the City’s team.
 - Have a DB with previous experience in collaborative delivery methods.
 - City staff-DBIA certification and education.
 - Early involvement for permitting.

Public Comments:

Bill Kent with the *Design Build Institute of America*. The City of Tacoma has invited the DBIA to Tacoma more than once to do a certification workshop. In the most recent workshop, there were individuals from all different departments in attendance, so the DBIA believes the City of Tacoma is committed to doing Design-Build done right.

Deliberation:

The presenters weren’t able to finish their presentation but answered DBE questions well. The application did outline some reachable DBE goals and are encouraged to continue inclusion efforts. There are very few applications that have been as successful including both the DBE and MBE effort. They are the exception vs. the norm. The details included in the application regarding their alternative delivery determination process was a well thought out process. The complexity of the projects, the internal structure and efforts to be on the leading edge of Design-Build.

Conclusion:

Anthony Udegbala made the motion to approve the recertification application and Marvin Doster seconded the motion.
Unanimous Approval 24/24

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10:00 am KING COUNTY PUBLIC HEALTH DISTRICT – GC/CM *w/ASSP FOR EC & MC/CM* - Snoqualmie Valley Health MOB Wellness Project

Panel Chair: Brian Holecek

Panel: Becky Barnhart, Garrett Buckingham, Jeff Gonzalez, Karl Kolb, Catina Patton, Mike Shinn, Kevin Thomas

- Project Cost: \$87M
- An addition to the current facility with 80,000 sf to house expanded health care related services such as, Wellness Enhancement, Pharmacy, Ambulatory Surgery, Advanced Radiology, Infusion Oncology, Birthing Center, Public Restaurant, and associated parking.
- Funding will be sought by evaluating various options including conventional direct loans and municipal revenue bonds.
- Applying for EC/CM and MC/CM
- They have the right team with experience.
- Project meets the RCW requirements.

Public Comments:

Kyle Raschkow with *BNBuilders*. They support this project receiving approval for GC/CM Procurement. They feel the project clicks all the boxes as prescribed by RCW 39.10, especially with the complexity of working on an existing critical access hospital campus, and with the site challenges of being located right off a busy thoroughfare. They support the project receiving approval.

Deliberation:

The hospital has a good team put together. The integration of EC & MC can be very positive if managed well. They have a well put together application and presentation. The project focused on the community needs and economic development opportunities they can provide. The applicant appears to be well educated in GC/CM and the panel is confident the project will be successful.

Conclusion:

Jeff Gonzalez made the motion to approve the project application and Becky Barnhart seconded the motion.

Unanimous Approval 8/8

11:00 am CITY OF WASHOUGAL – DESIGN-BUILD - 32nd Street Underpass Project

WITHDRAWN

12:00 pm LUNCH BREAK

12:30 pm SNOHOMISH CONSERVATION DISTRICT – DESIGN-BUILD - Natural Resources Center Project

Panel Chair: Dave Johnson

Panel: Mallorie Davies, Art McCluskey, Heather Munden, Young Sang Song, Lance Thomas, Anthony Udeagbala

- Project Cost: \$11.3M
- This 13,000-sf facility will serve as a multipurpose community center with indoor and outdoor classrooms for environmental education, demonstration practices for homes and farms, nature interpretive trails and a LEED certified building on the district's 12-acre campus.
- Project funding is \$9.3M of secured funds via reserves and an approved loan, additional funding request is pending approval in October 2024.
- Project meets all RCW requirements for Design-Build.
- Project team has been augmented with highly qualified consultants.

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Public Comment:

Eric Marsh with *Skanska USA*. Skanska supports the project for all the reasons described in the presentation on the benefits of progressive Design-Build. When looking at the scope of project, the method of delivery aligns itself up very well for project success. On behalf of Skanska, they fully support the approach and look forward to the PRC's approval of the project.

Deliberation:

The panel reiterated the need to have knowledgeable staff on the team and encouraged the applicant to reach out to other owners to get the benefit of some Lessons Learned.

Conclusion:

Young Sang Song made the motion to approve this project application and *Anthony Udeagbala* seconded the motion.

Unanimous Approval 7/7

1:30 pm **ADJOURN**

Guests:

Aske, Brian; DBIA Northwest	Miller, Jonathan
Bauser, PJ; Mahlum Construction	Moore, Tammy; Snoqualmie Valley Health
Beadard, Hilary; City of Tacoma	Neihuser, Jack; PW Div. Manager City of Tacoma
Beardemphl, Kristy; Engineering Mgr. City of Tacoma	Ortman, Wendy; NCC
Best, Patsy; CPPO Purchasing Div. City of Tacoma	Otto, Casey
Blankenship, Becky; PIC Hill International	Pallone, Matt; Baylay Construction
Blankenship, Chuck; F&P Manager City of Tacoma	Palowicz, John
Bower, Kellie	Peters, Edward; ALEP
Bratton, Dick; Owner Representative (COPSE)	Raschkow, Kyle; BNBuilders
Brauer, Rod; HDR	Rock, Lauren
Carlson, Tad	Rogers, Aaron; AHBL
Chavez, Ramiro; Public Works of Tacoma	Schaeffer, Cyndi; SCD Board Member
Churchill, Paul; Abbott Construction	Schut, Paul
Clark Construction	Sellgren, Kayleah; FORMA Construction
Conway, Susan; Bassetti Architects	Smith, Adam; BNBuilders
Craig, Jimmy	Smith, Shelby
Daniels, Tony; Senior Engineer Tacoma Power	Sours, Ryan; Absher Construction
Deakins, Nancy; DES	Storay, Chris; City of Tacoma
DeVries, Logan; Absher Construction	Taber, Lara; Aldrich
Dinh, Anna; ; Lydig Construction	Tackett, Bethany; Forma Construction
Dore, Irma; Dir of Business Dev. Baylay Construction	Taylor, Bryce; GLY Construction
Dragovich, Jared; PCS	Thaxton, Robynne; Thaxton Parkinson, LLC
Elliott, Travis	Thompson, Darius; City of Tacoma
Etue, Kelly; Lydig Construction	Tomlinson, Zak; Pacifica Law Group
Everson, Marc; Abbott Construction	Veeraraghavan, Ram; Sr. Manager Tacoma Power
Franko, Rich; Mithun	Ward, George; Aldrich
Hill, Tegan; Bassetti Architects	Warne, Brandon
Jensen, Renee; CEO Snoqualmie Valley Health	Wattleson, Rob; Forma Construction
Karr, Todd; Leese Crutcher Lewis	White, Jake
Kent, Bill; DBIA	Wild, Kirsten
Kettman, Raygan; Absher / Integrus	Woods, Kace; City of Tacoma
Lantz, Martha; Deputy City Atty City of Tacoma	Yamaguchi, Dena
Lee, Christa; City Project Manager City of Tacoma	Yeoh, Judy
LIU, Ping; Flatiron Corp.	Zang, John; Graham Construction
Lohr, Marcie; Coughlin Porter Lundeen	<i>Unidentified:</i>
Loya, Crystal	1206*427

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Guests:

Luedeman, Jeff; Absher / Integrus	<i>1206*627</i>
Lyshall, Linda; Executive Director Snoho. Cons. Dist.	<i>1206*670</i>
Madden Jeffery; Baylay Construction	<i>Abailey</i>
Maki, Lacey	<i>iPad</i>
Marsh, Eric; Skanska USA	<i>iPhone</i>
Martinez, Julie; Miller Hull	<i>Jeff</i>
Maslenikov, Pete; Skanska USA	<i>Jeremy's iPhone</i>
Mauermann, David; Sellen Construction	<i>M, Tyler</i>
McCain, Kevin	<i>Tracy</i>
Melson, Cathy, Absher Construction	<i>W, Alec</i>

Total Project Approvals for June 27, 2024:

- 1 Design-Build Recertification
 - 1 Design-Build project totaling \$ 11,300,000
 - 1 GC/CM project totaling \$ 86,967,000
 - 2 Alternative Subcontractor Selection applications totaling \$ 23,400,000
- Total for November: \$121,667,000**

Total Project Approvals to date 2024:

- 15 Design-Build projects totaling \$2,798,798,205
 - 9 GC/CM projects totaling \$ 973,006,800
 - Alternative Subcontractor Selection Applications Reviewed: 15
- Current Total for 2024: \$3,771,805,005**
Totaling **\$301,173,000**