

Location: Virtual via ZOOM

January 23, 2025

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
Becky Barnhart, Design Industry Architects	Jeannie Natta, Owner Higher Education
Alexis Blue, Owner Higher Education	Ron Paananen, Design Industry Engineers
Timothy Buckley, Private Sector	Catina Patton, Minority/Women-Owned Business
Lisa Corcoran, Owner-General Public	Mike, Pellitteri, Specialty Subcontractors
Mallorie Davies, Construction Trades/Labor	Traci Rogstad, Owner Higher Education
Marvin Doster, General Contractor	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	Kevin Thomas, Construction Trades/Labor
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; Full Committee called, 29 attended with 4 members absent.

- PRC General Business
 - There are 12 positions expiring in June.
 - Current incumbents are asked to continue to participate until the position is filled.
 - If you intend to reapply, please consider getting your letter of interest in sooner rather than later.
 - If you do not intend to reapply, please reach out to your stakeholder group to assist in recruitment.
 - Chair Murphy asked if there were any panel needs for the day? Catina Patton offered to sit in on the 3:30 panel review to replace Becky Barnhart who had to recuse herself.
 - The February applications are in, and Chair Murphy asked the Committee to dedicate the first 3 hours of the day to the PRC to cover the Business meeting, one recertification and a new certification. All three are all-call events and all members are expected to attend unless they are excused from the meeting. Only 8 panelists will be needed for the 11:00 project review and that group will be determined in early February.
 - There is currently a travel freeze so the May PRC meeting may or may not be an in-person. Talia will update the committee when she knows more.
- CPARB Updates – Chair Murphy
 - The Board Development Committee is working on the development of a Strategic Plan for CPARB. What is the long-term plan and their value moving into the future. There are several PRC members included and everyone is invited to consider sharing any input they may have.
 - The Project Feedback Process Workgroup has worked hard for the last 2 years to develop the process, create a form and log. These will be brought to CPARB for final acceptance and then the workgroup will be disbursed.
 - There will be a form posted on the PRC and CPARB webpages with instructions and a process for finding a resolution. Talia will manage the log.
 - The WSDOT Task Force and SHB 1621 Review Committee were successfully disbursed.
- Mentorship Check-in
 - Chair Murphy asked if there were any statements or questions from the Mentors or Mentees. There were no questions.
 - Any members who positions are not expiring may be tapped to help mentor in the new members this summer.
- Bylaws Subcommittee regarding reviewing ethics and consistency – Jim Dugan didn't have any updates.
- Application Update Review regarding DBE information.
 - Young Song reported some ideas for his group to review and will send out meeting invites to interested members for either 2/6 or 2/7 at 1:00 pm. He asked for an email from those who are interested, and he will send out an invite for the date indicated. He added the information into the meeting Chat to keep it simple.

- Taine noted there is some confusion in some of the wording and will reach out to Young to make sure it is addressed.
- New Business
 - Mike Shinn asked if the PRC is going to adhere to national guidelines under the current changes regarding DBE standards.
 - Chair Murphy stated that the PRC will continue to follow state law until such a time there is a change in statute.
 - Vicky pointed out that the terminology ‘Disadvantaged’ was changed to ‘Minority and Women’ specifically done to address the Federal program the states implement ‘Disadvantaged Businesses’ and then the State program OMWBE Certified minority and business enterprise. Regardless of what the Federal government activity, the state will continue to implement the state program until the RCWs are changed.
 - Chair Murphy shared that Talia has a Bill Status Report posted on the CPARB homepage that includes current proposed legislation that could be of interest to CPARB, the PRC and the greater public works community. This is updated twice a week to keep the information as current as possible.
 - Jeff Jurgensen shared that K-12 has 2 measures relating to lowering Bond thresholds. And the School Construction Assistance Program (SCAP) which helps school districts to get money from the state, which is dependent upon the passage of local bonds to access. OAC was asked to help revise the program to be more fair to all School Districts across the state. <http://www.Abeterscap.org> has a survey for those interested and/or impacted.
 - Taine shared that Edmonds School District usually passes bonds but have had one instance in 2020 where their bond wasn’t passed and it set their district construction program behind. They are in the process of trying to move 6th graders into the middle schools which triggered the need for another middle school to be built. But the middle school is not part of the SCAP program, and their district is considered ‘over housed’. School square footage is based on student population, and according to the formula they should have enough space throughout the district to house the student population. The reality is very different, and they don’t get SCAP funding for the new middle school and schools are getting very expensive to build.
 - There was some general discussion on ways to help spread out opportunities for new GC/CM firms to engage and gain experience. When projects are bundled into the 100s of million-dollars projects, the smaller firms lose out on those opportunities. It was generally agreed that if there was a way to track the influx of newer GC/CM firms, this would be one way to identify how well the RCW is working. One way to make the industry better could be to consider identifying a set threshold for GC/CM where smaller GC/CMs would be priority for consideration.

9:00 am VALLEY SCHOOL DISTRICT - GC/CM (no ASSP)
– New Early Learning Center Project

Panel Chair: Jeff Gonzalez

Panel: Alexis Blue, Dave Johnson, Jeff Jurgensen, Heather Munden, Vicky Schiantarelli, Lance Thomas, Taine Wilton

- Project Cost: \$7.5M
- New building is expected to be between 10,000 – 14,000 sq ft, on an occupied campus, and able to serve 120 children from Stevens and surrounding counties.
- Initial funding is secured by school district reserves. They hope to acquire an additional \$3.9M via bond in the February 2025 election.
- Project team has the appropriate experience
- Meets RCW requirements for GC/CM

Public Comments:

Josh Chrisman with Walker Construction. Walker Construction is in favor of utilizing the GC/CM process on this project. They feel with the tight site, the risk with the children onsite, and the complexity of the project that GC/CM is the method and they are in support.

Danielle Tupek Valley School District community member. She is a community member with the Valley School District. She has 2 girls, now 12 and 9 enrolled in the district. She feels the district has been a phenomenal place for her children to attend school. The District provides valuable resources for working families. Her oldest daughter was able to have care as an infant even though there's not resources in this area. She feels it's nice to have knowledgeable staff that are supportive for new parents. The program continues to grow, and the kids are doing well. She believes the District it's a lifeline for the community.

Rob Decker with *Garco Construction*. As a regional employer, Garco has a lot of employees that live in Stevens County. Providing resources for working families is really important. The community needs this project to be successful, and her feels the best way for success is through this delivery method. Garco is in full support of the project.

Deliberation:

The project meets RCW, they have a good team and having a GC/CM on board early will help with outreach in their area.

Conclusion:

Dave Johnson made the motion to approve the project application and Taine Wilton seconded the motion.

Unanimous Approval 8/8

10:00 am CITY OF OLYMPIA – PROGRESSIVE DESIGN-BUILD
– *Hands On Children’s Museum Expansion Project*

Panel Chair: Art McCluskey

Panel: Marvin Doster, Thomas Golden, Karl Kolb, Jessica Murphy, Jeannie Natta, Vicky Schiantarelli, Mike Shinn

- Project Cost: \$35M
- Project will double the current facility’s indoor sq ft to 56,000 sq ft, adds exhibit and outdoor learning experiences, makes critical facility improvements, enhances early learning, and will align with best practices for visitors per square foot. New space will include a new arrival plaza, adds 16,000 sq ft of outdoor exhibit space, adds a STEAM culinary classroom, flexible event space and traveling exhibit gallery capable of hosting 250-300 people, adds preschool/daycare classrooms and 60 new parking stalls.
- Budget includes \$24M funded through an extension of the Thurston County Public Facilities District via sales tax revenue. The remaining \$11M are expected from Federal and State grants/appropriations, business sponsorships, foundation grants, and individual gifts.
- Project team is supplemented with very knowledgeable consultants.
- Meets RCW requirements for Design-Build

Public Comments: **Brian Rich** with *FORMA*. His office is located near the proposed construction site, and he is familiar with the location and the challenges they will face with a building located on fill. One of the things that makes this project uniquely suited to Design-Build is the ability to incorporate innovation throughout the process. The team has demonstrated their experience with the process and *FORMA* is in support of the approval of this project.

Deliberation:

It was helpful to hear about community donations and how they are utilized. DB lends itself to accept and use innovation. One member recommends caution when there isn’t an initial set budget. There are some contractors who will complete their phase at or below cost to appear competitive, and then not deliver the same quality at the end.

Conclusion:

Jessica Murphy made the motion to approve the application and Mike Shinn & Marvin Doster seconded the motion.

Unanimous Approval 8/8

11:00 am KING COUNTY DEPT OF NATURAL RES. & PARKS WASTEWATER TREATMENT DIVISION – GC/CM
– *South Plant Influent Pump Station Upgrade Heavy Civil Project w/EC & MC/CM ASSP*

Panel Chair: Jeff Jurgensen

Panel: Eza Agoes, Becky Barnhart, Art McCluskey, Bret Miche, Catina Patton, Kevin Thomas, Kyle Twohig

- Project Cost: \$45.5M
- Address critical aging infrastructure and mitigate seismic resiliency risks. Project includes division channel recoating, raw sewage pump #3 replacement, and seismic upgrades.
- Funding has been appropriated for 60% of the total project budget. Remaining funding is expected to be appropriated after the selection of the GC/CM. The seismic upgrades portion of the project expects to receive funding through the Water Infrastructure Finance and Innovation Act per agreements signed in December 2024.
- Team well qualified for successful project management.
- Project meets RCW requirements for GC/CM and Heavy Civil.

Public Comments: *No Public Comments*

Deliberation:

More clarity on the organization chart showing clear lines of communication would be helpful and could be critical for project success. GC/CM is the correct method for this project. The panel appreciated the inclusion of statistics on apprenticeship and outreach efforts.

Conclusion:

Kyle Twohig made the motion to approve the project application, and the use of Alternative Subcontractor Selection for EC & MC/CM. Kevin Thomas seconded the motion.

Unanimous Approval 8/8

12:30 pm LUNCH BREAK

12:30 pm STEVENS COUNTY – GC/CM (no ASSP)
– Stevens County Justice Center Project

Panel Chair: Timothy Buckley

Panel: Eza Agoes, Alexis Blue, Jim Dugan, Jessica Murphy, Ron Paananen, Kevin Thomas, Young Song

- Project Cost: \$94.9M
- New facility that will consist of 160 bed jail, court rooms, and court clerk office space.
- Funding secured via the passing of two measures in November 2023, current revenue streams, the selling of bonds to support the project and via city council pledges throughout the county.
- Project team supplemented with knowledgeable consultants.
- Project meets RCW requirements.

Public Comments: *No Public Comments*

Deliberation:

Applicant has appropriate talent on the team and the project meets all statute requirements.

Conclusion:

Jim Dugan made the motion to approve the application and Jessica Murphy seconded the motion.

Unanimous Approval 8/8

1:30 pm LAKE STEVENS SCHOOL DISTRICT – GC/CM (no ASSP)
– Elementary School #8 Glenwood Elementary School Project

Panel Chair: Tim Thomas

Panel: Timothy Buckley, Lisa Corcoran, Mallorie Davies, Gina Hortillosa, Heather Munden, Jeannie Natta, Anthony Udeagbala

- Project Cost: \$147.3M
- New elementary #8 will be 75,000 sq ft permanent school with 2,000 sq ft of covered play space. Will serve 650 pre-kindergarten through 5th grade students with the capacity to expand with portables for an additional 150 students. Building will include general classrooms, specialty classrooms, a gymnasium, library, kitchen, cafeteria, administration area, and other support spaces. Site improvements include a playground, playfield, student pick-up and drop-off, bus loading, staff and visitor parking, delivery area, infrastructure and space for 6 portables, and landscape areas.
- Glenwood Elementary will also be modernized or replaced. Due to a constrained nature of the site near critical wetlands, students will need to be moved offsite to the new elementary school #8 once it's completed. Modernization construction will increase the school to 70,000 sq ft.
- Project is part of the capital bond measure for February 11, 2025. Once the measure passes, the district will sell bonds over the summer of 2025.
- Project team has been supplemented with knowledgeable and experienced consultants.
- Project meets RCW Requirements.

Public Comments: *No Public Comments*

Deliberation:

Project meets RCW requirements. The logistics, environmental concerns and the movement of children lend themselves to the use of GC/CM. Additionally, it's good to have the owner involved in the alternative subcontractor selection process.

Conclusion:

Lisa Corcoran made the motion to approve the application and Timothy Buckley seconded the motion.

Unanimous Approval 8/8

2:30 pm LAKE STEVENS SCHOOL DISTRICT – GC/CM (no ASSP)
– Safety and Program Renovations & Additions Project

Panel Chair: Dave Johnson

Panel: Garrett Buckingham, Mallorie Davies, Ron Paananen, Catina Patton, Traci Rogstad, Mike Shinn, Taine Wilton

- Project Cost: \$15M
- Project includes renovations to improve entry security at seven schools, upgrades to classrooms and support spaces that delivery special education services at six schools and a new gymnasium at Hillcrest Elementary.
- Project is part of the capital bond measure for February 11, 2025. Once the measure passes, the district will sell bonds over the summer of 2025.
- Project team has been supplemented with knowledgeable and experienced consultants.
- Project meets RCW Requirements.

Public Comments: *No Public Comments*

Deliberation:

Well prepared application and the DEI was well addressed.

Conclusion:

Traci Rogstad made the motion to approve the application and Mike Shinn seconded the motion.

Unanimous Approval 7/7

3:30 pm LAKE STEVENS SCHOOL DISTRICT – GC/CM (no ASSP)
– Skyline Elementary School & Lake Stevens Middle School Modernization & Expansion Project

Panel Chair: Traci Rogstad

Panel: Lisa Corcoran, Gina Hortillosa, Bret Miche, Catina Patton, Young Song, Kyle Twohig, Anthony Udeagbala

- Project Cost: \$173.4M
- Both schools share a 24-acre site. This project will be an extremely complicated and time sensitive campus redevelopment, modernization and expansion which will create additional capacity while improving pedestrian and utility flow, parking and safety for both schools.
- Project is part of the capital bond measure for February 11, 2025. Once the measure passes, the district will sell bonds over the summer of 2025. Team:
- Project team has been supplemented with knowledgeable and experienced consultants.
- Project meets RCW Requirements.

Public Comments: *No Public Comments*

Deliberation:

When naming minority organizations, the panel felt it would be good to hear how they are utilizing these resources. The funding in the application doesn't reflect the replacement cost and that could be a concern if there are questions about the funding. The continuity of the teams between projects is helpful setting the District up for success. The presentation and application were both put together very well.

Conclusion:

Lisa Corcoran made the motion to approve the application and Young Sang Song seconded the motion.

Unanimous Approval 8/8

4:30 pm ADJOURN

Guests:

Alavi, Moe; King Co Wastewater Treatment Div.	Liskova, Petra; PMOA PM King Co. WTD
Anderson, Maggie; Parametrix	Liu, Ping
Attridge, Jared; Finance Director Valley School District	Loghry, Karee; NAC Architecture
Barlow, Ben	Lowman, Doug
Basa, Joe; King County	Lundy, Lisa
Beaudine, David; Turner & Townsend Heery	Martin, Albert; Skanska USA
Belmonte, Patty; CEO Hands On Children’s Museum	Martinez, Julie; Miller Hull
Boatman, Ed	Mayer, Erin; Absher Construction
Bonenfant, Jeni	McFadgen, Melissa; Principal NAC Architecture
Bradford, Travis; Swinerton Builders	Meadows, Monica Dr.; Director of EDI Lake Stevens SD
Brauer, Rod; PMOA Owner Advisor	Melson, Cathy; Absher Construction
Brown, Lindsay	Mendez, David; Const. Mgr. Turner & Townsend Heery
Brown, Nicole; Project Manager Parametrix	Miller, Jonathan; Senior PM, Turner & Townsend Heery
Burk, Jerry; Construction Mgr. Turner & Townsend Heery	Mooseker, Karen; Mukilteo School District/CPARB
Burney, Jay; City Manager, City of Olympia	Ney, Rob
Campanella, Vince; Lydig Construction	Noble, Rusty; Whatcom County
Cascade, Halme	Olson, Maddie
Chrisman, Josh; Walker Construction	Phillips, Jim
Cody, Dan; DB Procurement Manager Parametrix	Polk, Bry; Program Manager, S Treatment Plant PM
Coleman, Chris; Bayley Construction	Potter, Stewart
Conlay, Gabe; Naividad; Port of Whitman County	Rehn, Mandi; Superintendent Valley School District
Curtin, Jessica; Abbott Construction	Rich, Brian; FORMA Construction
Curtis, Craig; Mithun	Robinson, Chris; King Co. Wastewater Treatment Div.
Dean, Mara; BCRA	Roth, Trisha; King Co. WTD P&C
Decker, Rob; Garco Construction	Russell, Mark; Public Works Director City of Olympia
Dehal, Indy; President & CEO ALSC Architects	Schafer, Sam; Integrus Architecture
Dinh, Ana	Sellgren, Kayleah; FORMA Construction
Dobyns, Bill; Turner & Townsend Heery	Sherman, Trish; Principal, Dykeman Architects
Dore, Irma; Dir. Business Dev. Bayley Construction	Shumate, Travis; Absher Construction
Doty, Jeremy; BCRA	Sigmund, Ashlee; Skanska USA
Dunn, Sarah	Smith, Shelby; Deputy Owner Advisor WTD
Elliott, Mason	Snyder, Leeann; King County Procurement
Etue, Kelly; Lydig Construction	Spadafore, Christopher; BCRA
Flynn, Keara	Stamon, Kris; McGranahan Architects
Gauff, Rebecca	Standley, Robert; King Co. Wastewater Treatment Div.
Gimmestad, Curt; Absher Construction	Stanton, Robb; Exec Dir. P&C, Lake Stevens SD
Graybeal, T	Tackett, Bethany; Forma Construction
Grinsel, Karin; Bayley Construction	Templeton, Mary Dr.; Superintendent Lake Stevens SD
Hallock, Jennifer	Tierrablanca, Stephanie; Coll. Delivery Lead, WTD
Halme, Eric	Tolzman, Steve
Harris, Candace	Tomlinson, Zak; Legal Counsel Pacifica Law Group
Hartman, Rachael; King Co. Wastewater Treatment Div.	Tupek, Danielle; Valley School District
Haynes, Jarrett	Wallace, Graehm; Partner Perkins Coie
Henderson, Shelly	WC Facilities Management
Hocklander, Heather; Parametrix	Wolfe, Blaine; Absher Construction
Hoper, Deanna	Young, Greg; Commissioner Chair, Stevens County
Howard, Hans	
Jaeger, Eli; Mithun	<i>Unidentified:</i>
Jewett, Tim; Principal Dykeman Architects	<i>1206*894</i>

