
Date	By
01.04.2021	Becca Cavell

Subject	Project Name	Project Number
OAC Meeting Design Development Meeting 11	PCC Opportunity Center	19016

Present		
Rebecca Ocken	Trudy Jacobs	Charlie Brucker
Dusty Hoerz	Ben Bentz	Julie Livingston
Linda Degman	Bryan Lee	Caitlin Ranson
Gina Valencia	Elizabeth Chen	
Jody Giffin	John Ludlam	
Pam Hester	Amy Donohue	
Debra Jarcho	Jeanie Lai	
Jeff Slinger	Becca Cavell	
Sam Stadler	Isaac Adams	

Distribution	
Those invited / present	Bora File

Minutes

1. INTRODUCTION TO PULL PLANNING

- A. Jeff noted that a Pull Planning process usually happens in person with a large board
- B. Sam gave a quick overview of the process
 - 1. "Swim Lanes" for each player on x-axis, along with some other elements such as jurisdictional
 - 2. Schedule runs along Y-axis
 - 3. Post-it notes have been replicated – each player is responsible for the post-its in their own row
- C. Andersen has met with various folks and has begun to populate the plan
- D. Design phase to the left, then permitting, then construction; idea is that the document will carry forward continuously and will become the planning north star for the project
- E. Andersen's swim lane shows its cost estimate effort, for example
- F. As tasks are completed, they are x'd out and others can be moved as deadlines shift and change
- G. 45-degree tags mean that these elements have not been discussed by the whole team yet
- H. Tags are color-coded

BORA

- I. Folks can only work within their own “color” tags – folks can’t create tags for others. All about communication
- J. One of the primary purposes of this process is to identify key decision milestones while continuously communicating with one another
- K. Discussion
 - 1. Dusty is having problems seeing recent updates in the BB session
 - 2. Charlie: is “site” to be shared by Civil and Landscape?
 - 3. Becca: Bora will work to bring more detail to the jurisdictional information
 - 4. Debra: re: IT – don’t wait until 100% DD for mass notification, etc; Isaac: believes that the discussions with Michael Sturgill have been productive and that the necessary input has been received
- 2. ESTIMATE AND QC PROCESS**
 - A. 100% DD Page Turn Review: scheduled for 1/28
- 3. PROJECT UPDATES**
 - A. Trade Partners update
 - 1. Facade / Interior Framing Trade Partners
 - a. Exterior cladding team – Skyline Sheet Metal
 - b. Interior and exterior framing team – The Harver Company
 - c. Windows – furnish and install; fiberglass windows to be provided to be Cascadia; FB install to be WPI; aluminum entries to be Culver
 - d. Harver is minority owned; Cherry City is women-owned
 - 2. TP3 is out now with bids due back on Friday
 - a. Mass timber supply
 - b. Mass timber erection/install
 - c. Concrete
 - d. Also elevators and DB stair
 - e. Andersen will be competing for timber install and concrete packages
 - B. Functional Teams update
 - C. Risk Log
 - 1. Sam: this will start to gain traction now
 - 2. Conversation will be dynamic over the next 1.5 months
 - 3. Sam would like to see some group thought around the Risk Log that should be discussed / planned moving forward – A/E/C to develop / OAC to review as part of the estimate evaluation process – a good tool to review contingencies
- 4. TARGET VALUE DESIGN**
 - A. Budget is tracking well. As bids are received, Sam reports:
 - 1. Cladding scope is right on target after duplicate structural scope is accounted for
 - 2. Windows came in under budget
 - 3. Framing was high by \$250K but Harver offered a number of cost saving ideas – opportunities around product and strategy rather than cost-cutting. Some panelized skin ideas.
 - 4. Cost savings ideas are being tracked in the VA Log
- 5. JURISDICTIONAL MEETINGS**
 - A. 100% DD set will be the basis of PCC's Land Use application
 - 1. Need to finalize Transportation scope
 - 2. Need to resolve the O’Neill Walsh scope and the Andersen scope
 - 3. Dusty: PCC is looking at its project obligations regarding overall project expenditures; a meeting in early February ahead of the Land Use
 - B. 100% CD set will be the Permit Set
 - C. Process manager has been assigned – Brett Hulstrom
 - 1. Should support the review process

BORA

- D. Permit window is June 2021 – end of October 2021; Ben is working on construction schedule; job is slated to start construction in January 2022 so there is some float
 - 1. Ben to update his construction schedule
 - 2. Could add permit delay to the risk log

6. OTHER

- A. Charlie: HF transformer location is being coordinated – to be located at the NE corner of parking lot within the PCC “property” [to be recognized in the agreement – may be complex if under the existing building]
- B. Charlie – loading zones are TBD
- C. Charlie – ongoing discussion re: HF landscaping

ZOOM CHAT RECORD

- A. No chat recorded

END OF MEETING NOTES