



June 21, 2021

Talia Baker, PRC Administrative Support
Engineering & Architectural Services
Department of Enterprise Services
PO Box 41476
Olympia, WA 98504-1476

Subject: City of Richland Application for Project Approval Using Design-Build (D-B) Alternative
Public Works Contract Delivery for the Public Safety Station 76 Project

Ms. Baker,

The City of Richland is pleased to submit its application for project approval using the Design-Build alternative public works contract delivery pursuant to RCW 39.10.280 and RCW 39.10.250(3).

On November 17, 2020 the Richland City Council passed ordinance number 46-20 adopting the 2021 City Budget and 2021-2026 Capital Improvement Plan (CIP). The CIP includes \$10,450,000 for capital construction for the Public Safety Facility 76 Project and an additional \$1,550,300 has been approved for the project and will be added to the budget by City Council. Public Safety Facility 76 will be located near the Bella Coola & Trowbridge intersection in the Badger Mountain South Master Planned Community.

The proposed project addresses the current and anticipated growth in Southwest Richland and improves response times and safety needs of our rapidly expanding city by locating fire, law enforcement, and ambulance services within Southwest Richland, improving response times to homes and businesses outside the current standards of cover for EMS, Fire Rescue, and Police. This public safety facility will provide initial emergency medical, law enforcement and fire response capability to the citizens of Southwest Richland in the Badger Mountain South Development as well as the Dallas Rd, I-82 and Reata corridors. This project supports the City's Comprehensive Plan -CFPS Goal 1 and Capital Facility element section 5 policy 1. Additionally, this project will allow us enhance our proposed Public Safety Facilities through innovative design and collaboration with a D-B team.

We are confident that this project fully meets the requirements for use of the D-B alternate contracting procedure per RCW 39.10.300(1). Use of the D-B method will reduce the overall project schedule and will help deliver the critical health and safety services our citizens rely on while satisfying the criteria of RCW 39.10.300(1)(c). We are eager to add a D-B partner to our team that brings both creative design and advanced construction solutions to ensure our project is a success. The City of Richland has used D-B contracting on four facilities within the past six years (three fire stations and one City Hall).

If you have questions or require additional information regarding our enclosed application, I can be reached at (509) 942-7578 or email at jschiessl@ci.richland.wa.us.

Thank you for your consideration of our application.

Sincerely,

Joe Schiessl
Parks and Public Facilities Director

State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

APPLICATION FOR PROJECT APPROVAL
*To Use the Design-Build (DB)
Alternative Contracting Procedure*

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to sections 1-7 and 9 should not exceed 20 pages (*font size 11 or larger*). Provide no more than six sketches, diagrams or drawings under Section 8.

Identification of Applicant

- a) Legal name of Public Body (your organization): **City of Richland**
- b) Address: **625 Swift Blvd., MS-13, Richland, WA 99352**
- c) Contact Person Name: **Joe Schiessl** Title: **Director of Parks & Public Facilities**
- d) Phone Number: **509-942-7529** E-mail: **jschiessl@ci.richland.wa.us**

1. Brief Description of Proposed Project

- a) Name of Project: **City of Richland Public Safety Facility 76**
- b) County of Project Location: **Benton**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

The proposed project includes the construction of a new fire station with associated site improvements in the City of Richland. Public Safety Facility 76 will be located in a service area that does not currently meet GMA requirements for level of service. It will be sited within a rapidly growing neighborhood called Badger Mountain South and will be situated within a 30-acre regional park.

Our vision for this fire station is to include a larger police footprint than has been typical for Richland's recently constructed stations, with a target facility size of approximately 16,000 square feet. The station will include sleeping quarters, a kitchen/dining area, day room, and fitness room. Other amenities will include a community meeting room that will double as a training room for police and fire, as well as a small allocation of space for Richland Public Library services and programming. The apparatus bay will hold up to three fire/emergency vehicles, bunker gear, storage and apparatus support space.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 90,000
Estimated project construction costs (<i>including construction contingencies</i>):	\$ 9,160,000
Equipment and furnishing costs	\$ 300,000
Off-site costs (Not in budget, secured separately)	\$ 0
Contract administration costs (owner, cm etc.)	\$ 200,000
Contingencies (design & owner)	\$ 400,000
Other related project costs (Permits)	\$ 90,000
Sales Tax	\$ 950,300
Total	\$ 12,000,300

B. Funding Status

Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*

The project has been approved by the Richland City Council and is fully funded under ordinance 46-20.

3. Anticipated Project Design and Construction Schedule

Please provide (*See Attachment B for an example schedule.*):

The anticipated project design and construction schedule, including:

- a) Procurement;

- b) Hiring consultants if not already hired; and
- c) Employing staff or hiring consultants to manage the project if not already employed or hired.

Activity	Projected Date
Procure DB Project Management Consultant	Completed
PRC Presentation	22-Jul-21
DB RFQ Advertisement	28-Jul-21
DB SOQ Due	30-Aug-21
Shortlist finalist / Issue RFP	03-Sep-21
DB Team/Owner Proprietary Meeting	15-Sep-21
Proposals Due	29-Sep-21
DB Team Interviews	05-Oct-21
Select DB Team	08-Oct-21
Notice to proceed	01-Nov-21
Design Phase	Nov21 thru Jul22
AHJ Approval Phase	Feb22 thru Apr22
Construction Phase	Apr22 thru Apr23
Close Out Phase	May23 thru Jun23

4. Explain why the DB Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If the construction activities are highly specialized and a DB approach is critical in developing the construction methodology (1) What are these highly specialized activities, and (2) Why is DB critical in the development of them?
- If the project provides opportunity for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies.

Public Safety Facility 76 will be a unique project for the City of Richland. The project is located within the Badger Mountain South Master Planned Community. Badger Mountain South is governed by very specific Land Use Development Regulations (LUDR) that will require working with the Master Plan Administrator and the City of Richland to make sure Public Safety Facility 76 meets the requirements outlined in the LUDR.

Additionally, Public Safety Facility 76 will be the base of operations for South Richland for both the City of Richland Fire Department and the City of Richland Police Department. This project will require significant design coordination between the RFD and the RPD to make sure the project meets both of their needs within the budget. The DB team will need to be very creative on how all the spaces within the project work together efficiently.

The project site is located adjacent to a new City of Richland Park. The DB team will need to work closely with the City of Richland Parks Department to ensure the project considers all the safety features that will be required to operate a Fire/Police Station within an active park. As part of the project, the City of Richland would like to see a “community/library” section in the Public Safety Facility. This feature will be unique to this Public Safety Facility and will require the DB team to consider how that space can work in conjunction with the public safety features.

- If significant savings in project delivery time would be realized, explain how DB can achieve time savings on this project.

Another key benefit of DB delivery is the ability to phase the construction of projects, subject to the ability to obtain phased permitting, which has been allowed on the City Hall and Fire Stations 73, 74 and 75 within the same jurisdiction. Starting a portion of the project prior to the remainder of the design being complete is efficient and saves substantial time in the overall schedule. Early and extensive contractor involvement during the design phase will provide opportunities to enhance constructability for the project which will provide opportunities for greater construction efficiencies during construction. Early contractor involvement will also allow construction work to start prior to the completion of the project design thereby reducing the overall project duration.

This fire station will provide emergency services to a currently underserved area, reducing response time and providing greater capacity to save lives. Life safety is dependent on the timely completion of this project.

5. Public Benefit

In addition to the above information, please provide information on how use of the DB contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum (*the "design-bid-build method"*) is not practical for meeting desired quality standards or delivery schedules.

Early GMP Determination: The City will receive a substantial fiscal benefit by using the PDB contracting procedure because the City will be able to know the project construction price much earlier than using the traditional DBB delivery method, thereby limiting the City's financial risks to cost overruns that would impact other City budgets. Further, the City intends to take advantage of the innovations produced through early integration of the designer and constructor and the requirement to utilize Target Value Design to keep the project within a specific budget.

Early Project Completion: Another substantial schedule benefit from using the DB delivery method will be that the project can be completed sooner than the traditional DBB delivery method. DB allows for the simultaneous procurement of the AE and Construction team, fast tracking construction and purchase of long lead items that will shorten the overall project duration. Shortening the project's duration will allow the City to more quickly provide expanded fire protection coverage to the City of Richland's quickly growing communities.

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the DB contracting procedure.

The City has recently successfully completed City Hall and Fire Station 74, both progressive DB (PDB) projects. The City has hired Hill International, Inc. (Hill), a professional organization that provides a team with the proven alternative contract delivery experience to assist with the management and administration of the PDB procurement and project. Hill performed the same tasks on the City Hall and Fire Station 74.

- A project organizational chart, showing all existing or planned staff and consultant roles.
Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)

Please refer to Attachment A.

- Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).

Joe Schiessl, Project Manager, City of Richland. Joe is the Project Director for Fire Stations 73 & 75, currently under construction, and for the recently completed City of Richland City Hall and Fire Station 74. Joe also managed a \$1.5M federally funded revolving HUD funded housing affordable housing rehabilitation and new construction portfolio 2002-2011 for the City of Richland. He has also managed streetscape and entryway monument design and construction projects 2002-2011 for the City of Richland and he served on the Building Committee for the Richland Public Library renovation and expansion project. He is a member of the American Institute of Certified Planners and holds a Master's Degree in Urban and Regional Planning. He is a member of the City of Richland's Executive Leadership Team and manages an annual budget of \$12.5M operations and maintenance and \$2-\$5M annual capital construction budget. Joe will provide oversight to the entire project team and coordinate the efforts of Hill International and the City of Richland.

Ruvim Tyutyunnik, Project Manager, City of Richland. Ruvim is currently in the process of providing project management for two new design build fire stations 73 & 75 at the City of Richland. Along with these two design build projects, Ruvim has worked on a number of alternate delivery projects, as well as an array of the traditional hard bid projects. One of the alternative delivery projects Ruvim has recently worked on besides the new design build fire stations is a GCCM project; the Southridge High School Addition & Athletic Field Improvements. (Kennewick, Washington 35,000 SF, \$20 M). Ruvim has also provided construction management for the following projects: Quincy High School (Quincy, Washington 192,000 SF, \$64.1 M), Kennewick High School (Kennewick, Washington 289,000 SF, \$88.1 M), and the Pence Union Building (Cheney, Washington 123,470 SF, \$30 M). Ruvim also worked as project manager for special projects with Good Shepherd Medical Center, coordinating projects in range from \$5,000 to \$1,000,000.00 & working directly with the owner & various design teams to succeed in finding creative solutions & completing projects on time & on budget.

Darrin Sweeney DBIA, Project Manager, Hill International, Inc. In his previous role as the Capital Project Manager for the City of Richland, Darrin served as the Project Manager for Fire Stations 73 & 75, currently under construction, in addition to the recently completed City of Richland City Hall and Fire Station 74. Darrin also possesses over 16 years of project management in the private sector using both traditional and alternative contracting methods. He worked as the project manager for the following projects: Hill Cumorah Visitor's Center & Infrastructure (Palmyra, New York 12,000 SF, \$9.3M), Historic Kirtland Village & Hwy Realignment (Kirtland, Ohio 11,000 SF, \$8.5M), Copper Ranch (Hailey, Idaho 50,000 SF \$14.5M) Wildcat Ranch (Aspen, Colorado 22,000 SF \$15M), Lucky L Ranch (Telluride, Colorado 14,000 SF \$9M). Additionally, he was the principal in charge for the following projects: Upper Valley Family Medicine Center (Rigby, Idaho 8,200 SF \$2.8M), Cedar Creek Dental Office (Rigby, Idaho 6,000 SF \$2M), The Arthritis Center (Rigby, Idaho 6,000 SF \$1.8M), The Villas (Ammon, Idaho 160,000 total SF residential + Infrastructure \$14M), Shakas Flying J (Idaho Falls, Idaho 4000 SF +7 fuel bays \$1.5M). Darrin will serve as the 3rd party project manager for the Public Safety Facility 76 project and will support the City of Richland in managing the PDB procurement, design, construction and closeout phases of the DB process. His previous role at the City of Richland will provide continuity between past and current fire station projects.

Becky Blankenship, DBIA, Principal-in-Charge, Hill International, Inc. Becky will serve as the 3rd party Principal-in-Charge for the Public Safety Facility 76 project. Becky has extensive experience leading and overseeing DB teams from both a design and construction standpoint. She served as the Construction Manager on the City of Richland's \$18M PDB City Hall; the \$3.5M PDB Fire Station 74; and WSU's \$4M Tri-Cities Student Union Building. She also served as the Project Manager for: Gonzaga's \$52M Hemmingson Center, the DB Award winning \$15.6M Spokane Central Service Center, the \$6M Boeing Associated Paint Hangar, the \$15.6M Operational Readiness training Complex Barracks at Joint Base Lewis McChord, the \$8M Fairchild Resistance Training Facility, the \$12.5M S.E.R.E. Force Support Headquarters, and three Armed Forces Reserve Centers located in Spokane, Vancouver, and Yakima – ranging in value from \$19.7M to \$29.8M each. Becky will serve as the Principal-in-Charge for the Public Safety Facility 76 project and will support the City of Richland in overseeing management of the PDB procurement, design, construction and closeout phases. She will be responsible for the Hill team's overall effort. Becky has been a Design Build Certified Professional for 10 years.

Matthew J. Walker, AIA, CCM, DBIA, Project and Construction Manager, Hill International, Inc. Matt will serve as the 3rd party Project and Construction Manager for the Public Safety Facility 76 project. Matt possesses over 30 years of project and construction management experience using traditional and alternative construction contracting methods. His Washington State public works alternate contracting experience includes serving as the project manager for the \$20.5M PDB U.S. Pavilion Project; providing Pre-Bond services for the Spokane Public Facilities District's \$27M DB Sportsplex project; serving as project manager for the City of Richland's \$18M PDB City Hall and \$3.5M PDB Fire Station 74; serving as the project manager for the Spokane Public Facilities District's \$55M DB Convention Center Completion project; serving as the project manager for the \$90M GC/CM Convention Center Expansion project in 2005; serving as a construction manager for the \$17.8M Wellpinit High/Middle School GC/CM Modernization project; and serving as architect coordinator and assistant project manager for the \$43M DB Foley Modernization project. Matt will serve as the Principal-in-Charge for the Fire Station 73 & 75 project and will oversee the PDB procurement, design, construction and closeout phases. He is a licensed Washington State architect, Certified Construction Manager, and a Design Build certified professional.

Patrick McChord, Senior Estimator, Hill International, Inc. Patrick has more than 30 years of construction experience as a project manager, estimator and business developer for design-build, design-bid-build and general contractor/construction manager projects for commercial, industrial, convention, institutional, school, manufacturing and office building centers. His Washington State public works alternate contracting experience includes serving as the estimate advisor for the City of Richland's \$18M City Hall and \$3.5M DB Fire Station 74; serving as the construction manager for the Spokane Public Facilities City's \$55M DB Convention Center Completion project; and serving as construction manager for the \$29.5M GC/CM Wenatchee School District Washington Elementary Modernization and Addition and the \$6.1M GC/CM Wenatchee School District Special Education/Early Training Childhood Center. Patrick will provide estimating oversight for the Public Safety Facility 76 project.

Lorraine Mead, Project Engineer Scheduler, Hill International, Inc. Lorraine has more than 30 years of experience in project controls and scheduling, estimating, subcontract administration, claims and change order management. She has performed all aspects of project controls including planning, scheduling, forecasting, estimating, wage and rate analysis. In addition she has established and maintained construction schedules utilizing Primavera Project Manager and P6. Lorraine recently provided monthly schedule reviews for Spokane's Riverfront Park Pavilion project and for the Spokane Public Library Bond projects. Lorraine will fill a similar role on the City of Richland Public Safety Facility 76 project.

Randy Aust, Fire Chief-Technical Design Advisor, City of Richland. Randy provided technical input for the City of Richland for design of the Fire Stations 73 & 75 Project. Randy will work closely with the DB team on the Public Safety Facility 76 project to provide fire department specific information for the design team. Randy's input is critical to make sure the DB team includes all the necessary design elements in the station for quick and efficient response to emergencies.

Peter Rogalsky, Utilities, Site, and Infrastructure Advisor, City of Richland. Pete provided oversight for the City of Richland for the utility infrastructure and site work for the City Hall and Fire Stations 73, 74, & 75 Projects. Pete is a Professional Civil Engineer responsible for local government infrastructure contracting for twenty-nine years. Between 1984 and 2004 had direct project management and contract administration responsibilities for professional services and construction contracts for hundreds of projects. Since 2004, as Public Works Director, oversees infrastructure planning, design, construction, and operations, including contract negotiations and conflict resolution. Pete will provide oversight for the City of Richland for the utility infrastructure and site work for the Public Safety Facility 76 project.

Jon Amundsen, Interim City Manager-IT and Approval Advisor, City of Richland. Jon was involved with the City of Richland City Hall and Fire Station 73, 74, & 75 projects as an IT and approvals advisor for the DB team. As the Interim City Manager, Jon is responsible for a wide variety of time sensitive, diverse, and advanced level professional duties. Our Interim City Manager oversees legislative priorities and outreach within the City as well as the Development Services Department and Information Technology

and Communications & Marketing divisions. For the Public Safety Facility 76 Project, Jon will provide technical expertise for the IT and communications requirements along with permit approval oversight.

Heather Kintzley, City Attorney, City of Richland. Heather was involved with the DB contract preparation and execution for the City of Richland for the City Hall and Fire Station 73, 74, & 75 Projects, and she will do the same for the Public Safety Facility 76 project. Heather has been a practicing attorney in the State of Washington since August, 2004. Heather currently services as the City Attorney for the City of Richland, and prior to that spent seven years as an Assistant City Attorney for the City of Kennewick, with two of those years dedicated to Human Resources and Labor Relations. In her capacity as an Assistant City Attorney, Heather drafted legal memoranda on various municipal issues, including but not limited to land use, intellectual property, public bidding, First Amendment issues, bankruptcy, and public records law. Heather also has extensive trial and appellate experience from her early years as a felony criminal prosecutor. Heather's educational credentials include a Bachelor's Degree in Political Science from Washington State University (summa cum laude) and a Juris Doctorate from Gonzaga University School of Law (summa cum laude). Heather is also a member in good standing with the Washington State Bar Association, and serves as the Vice President of the Kennewick School District School Board, which has utilized the State's GC/CM alternative public works delivery method for numerous district construction projects.

Cathleen Koch, Financial Advisor, City of Richland. Cathleen has 15 years of local government financial expertise, including providing financial oversight of the City of Richland's City Hall and Fire Station 73, 74, & 75 projects. She has been involved in various projects that include multiple funding sources such as local, state, and federal financing sources. Under Cathleen's financial leadership, the City of Richland affirmed its AA bond rating with Standard and Poor's for more than \$9 million in general obligation bonds to be used to construct utility and transportation infrastructure in the City's Revitalization Area for Industry, Science and Education (RAISE) and to construct a fiber optic structure to support the City's communications network. Standard and Poor's also affirmed the City of Richland's A+ bond rating for Electric Revenue Improvement and Refunding Bonds. Prior to coming to Richland, Cathleen oversaw both the financial and project management aspects of a \$2.9M Aquatic Center for the City of Prosser that included issuing bonds for \$1.8 million and grant funding from the State of Washington's Recreation and Conservation Office. The City of Prosser had an A+ bond rating from Standard and Poor's. Cathleen has continued to further her education and training and most recently graduated in June of 2013 with an Executive Masters of Public Administration from the University of Washington's Evans Schools of Public Affairs and has a Bachelor's of Business Administration in Accounting and Human Resources Management from the University of New Mexico.

- Provide the ***experience and role on previous DB projects*** delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (See Attachment D for an example. The applicant shall use the abbreviations as identified in the example in the attachment.)

Please refer to Attachment B.

- The qualifications of the existing or planned project manager and consultants.
Note: For design-build projects, you must have personnel who are independent of the design-build team, knowledgeable in the design-build process, and able to oversee and administer the contract.

Please refer to Section 7.3 and Attachment B.

- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.

The project manager for this project, Ruvim Tyutyunnik, is a full time employee of the City of Richland.

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

Joe Schiessl served as Project Director for the PDB Richland Fire Station 73, 74, & 75 projects and the PDB City Hall project. Joe was intimately involved with the project from inception to close out.

The City of Richland's project management consultant, Hill, has demonstrated successful owner's representative services on the following relevant PDB projects: Richland's \$9M Fire Station 73 & 75 Project; West Richland's \$12M Police Facility; North Mason Regional Fire Authority's \$10M Headquarters Fire Station, Morrow County's \$6.8M Government Administration Facility; the \$20.5M PDB U.S. Pavilion Project; the City of Richland's \$18M City Hall, Pre-Bond services for the \$27M SPFD Sportsplex project, and the City of Richland's \$2.8M Fire Station 74. Hill served as the owner's PDB PM and was involved in all phases of the projects from PDB procurement to project closeout. The team's qualifications, experience and the project organizational chart depict the depth, experience and commitment for successful project completion that will benefit the City of Richland, its constituents and the general public.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

Project Management and Decision-Making – The City's Project Director, Joe Schiessl, with support from Project Manager, Ruvim Tyutyunnik and the Richland Project Committee with assistance from Hill will plan, coordinate and execute all phases of the project. Joe will be responsible for resolving programmatic, scope and budget decisions with input from staff and consultants and approval from the City Manager and City Council as appropriate. Authority and decision making responsibility will be provided by the Project Director. Hill will make appropriate recommendations on courses of action and strategies throughout the entire project.

Ruvim Tyutyunnik, the City's Project Manager, will have the authority to negotiate directly with the DB up to his authority level. To the extent that Ruvim requires additional authority to negotiate a change, he will work with Joe Schiessl when appropriate. This line of authority is common for public agencies and would be similar to any other project for the City.

Darrin Sweeney, DBIA is committed to the day-to-day operations and functioning of the Hill team and will be overall responsible to the City Project Director. Darrin's involvement and oversight will continue from the procurement phase through construction and project closeout. He will participate as a non-voting member of the DB Selection Committee and will review the DB contractor's RFQs and RFPs and make recommendations related to DB Team shortlisting and DB selection to the City Manager.

Becky Blankenship, Assoc. AIA, DBIA, is will be engaged heavily through the procurement and design phases of the project, closely overseeing operations and functioning of the Hill team and will work directly with the City Project Director. Becky's involvement and oversight will continue at a higher level through construction and project closeout.

Communications – The City will use a variety of well-established formal and informal tools to provide effective communications with all of those involved in the project. At the appropriate time the City will advertise the RFQ and post the RFQ on the City's website (www.ci.richland.wa.us). During the RFP phase the Selection Committee and Hill will meet with a maximum of three firms in a proprietary meeting to review design concepts, discuss objectives and project approach, and provide feedback. Once a DB Team is selected, the Project Committee will meet regularly with the DB Team during the design phase and partake in interim reviews of the design to ensure that the City's expectations and vision of finished project are achieved. Progress will be reported to the Project Director, City Manager, Project Committee, and other stakeholders. Project status updates will be posted on the City's webpage to keep the public informed on the project status.

Budget Monitoring – The City’s Accounting Department will manage and track the project finances using City of Richland account codes. Hill will be available on call to provide assistance as needed similar to the Fire Station 73, 74, 75 and City Hall projects. Financial accounting and reporting will be provided to the Project Director, City Manager and Project Committee.

The City will maintain its own contingency and Owner’s Management Reserve line item in the project budget to address any owner betterment changes and appropriate change orders.

Schedule - The overall project schedule will be provided in the DB RFQ/P documents. Monthly DB construction progress updates with a narrative will be a project requirement.

- A brief description of your planned DB procurement process.

The PDB procurement process will be based on a best value approach of qualitative factors and a price factor.

The first phase will be to issue a Request for Qualifications with a project description, published scoring and weighted criteria, proposed project budget and schedule, and proposed DB contract. Submittals will be reviewed and scored by the Selection Committee with technical analysis and input from Hill and City legal counsel as needed. The City intends to shortlist up to a maximum of three firms.

The second phase will be to provide the Request for Proposal documents to the shortlisted firms. The RFP will include the owner’s program and technical requirements, performance specifications, and project goals. The RFP submittal requirement will include: a project schedule, management approach, DB team experience, OMWBE outreach plan, bonding capacity and proposal form. Up to two proprietary meetings will be held with each firm during the RFP development phase to allow the teams to receive input from the Selection Committee. The proposal submissions will be evaluated by the Selection Committee who will receive, evaluate and score proposals from the short-listed Firms. Hill and the City’s legal team will provide technical consultation during this phase. The honorarium for non-selected proposers will be in the range of \$5,000-\$7,000.

Qualitative factors such as design efficiency, project management plan, schedule, technical factors and other published criteria will be the primary criteria for selection. The City is considering various options in determining the required selection criteria based on cost or other price related factors.

In the event of a dispute, the City has defined an alternative dispute process in the General Conditions of the Agreement. The initial dispute process will focus on preventing conflicts through partnering with the contractor and resolution of conflicts at the lowest level possible. If the parties are unable to resolve the issue at this level, the approach would follow the procedure established in the General Conditions, potentially culminating with the issue being resolved through a binding arbitration process.

- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.

Hill and the City’s legal counsel has coordinated to develop the contract and terms and conditions using a modified standard DB 530 agreement and 535 general conditions, which will be included as an attachment to the RFQ. Together, they have prepared and tailored the RFQ and RFP documents to meet the needs of this project. The City has utilized and refined these documents for prior projects and will need to make only minimal modifications customized to meet the needs of the Public Safety Facility 76 project.

7. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: (See Attachment E. The applicant shall use the abbreviations as identified in the example in the attachment.)

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

Please refer to Attachment C.

8. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- A overview site plan (*indicating existing structure and new structures*)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: applicant may utilize photos to further depict project issues during their presentation to the PRC

Please refer to Attachment D.

9. Resolution of Audit Findings On Previous Public Works Projects

If your organization had audit findings on any project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.

There have been no audit findings for the City of Richland projects identified in Question 7 above.

10. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small, women and minority-owned business participation.

The City will encourage participation by OMWBE certified and small businesses for this project. It will include both past performance of utilization of OMWBE Certified Businesses as well as an Inclusion Plan for Certified and Small businesses in its scoring criteria. The advertisements for subcontractor bids will be available in the City's public plan room and will be advertised in a local newspaper to reach a wide local audience of small, women and minority-owned businesses. The DB contract will also require the Design Builder to track and report utilization of minority and women's business enterprises certified business and veteran certified businesses.

CAUTION TO APPLICANTS

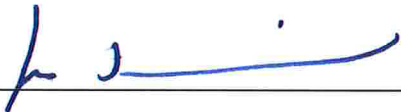
The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria of RCW 39.10.300 to be approved.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

PRC strongly encourages all project team members to read the Design-Build Best Practices Guidelines as developed by CPARB, and attend any relevant applicable training. If the PRC approves your request to use the DB contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the DB process. You also agree that your organization will complete these surveys within the time required by CPARB.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

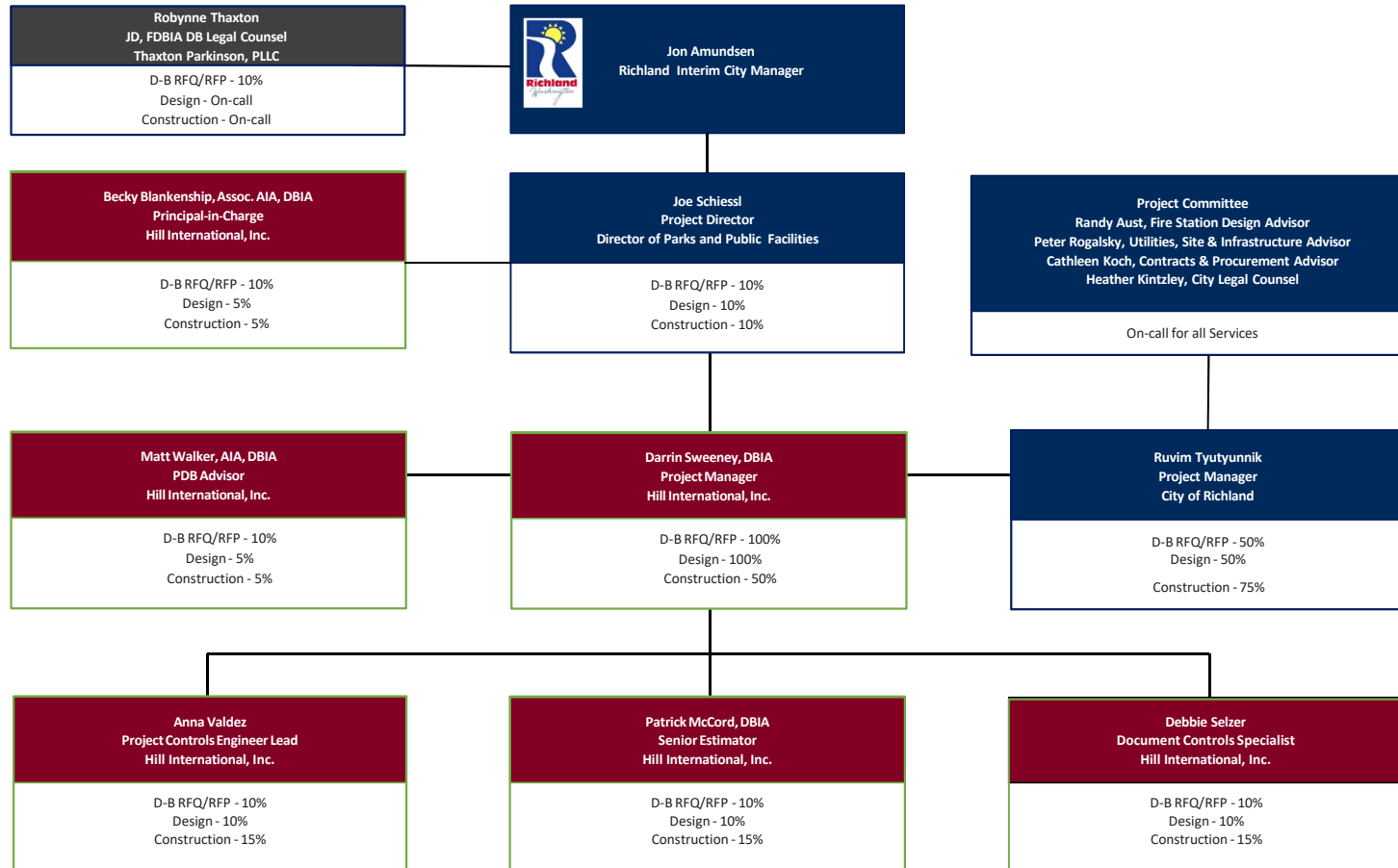
Signature:  _____

Name: *(please print)* Joe Schiessl *(public body personnel)*

Title: Director of Parks and Public Facilities

Date: 06/21/21

CITY OF RICHLAND PUBLIC SAFETY FACILITY 76 PROJECT ORGANIZATIONAL CHART



**ATTACHMENT B
CITY OF RICHLAND
D-B PROJECT APPLICATION**

CITY OF RICHLAND PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE

Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
					Planning	Design	Construct		
Joe Schiessl Director of Parks & Public Facilities	Joe has worked for the City of Richland for 21 years and held various roles including economic development, planning, affordable housing, capital projects and currently as Dept Director of Parks and Public Facilities. He has a bachelor of science from WSU in environmental science and regional planning and a Masters of Urban and Regional Planning from EWU. Joe managed federal affordable housing DB projects for 10 years and was the project director for Fire Stations #73, #74, #75, and Richland City Hall.	Richland Public Safety Facilities 73 & 75	22,000 SF	PDB	PD	PD	PD	2020	Sep-21
		Richland City Hall	44,000 SF	PDB	PD	PD	PD	2016	Present
		Fire Station #74	12,000 SF	PDB	PD	PD	PD	2014	Jun-16
Ruvim Tyutyunnik Project Manager	Ruvim has his bachelor's degree in construction management from Eastern Washington University, & has experience providing project management on traditional hard bid, GC/CM, & Design Build projects. He is currently the project manager on two design build projects for the City of Richland; Fire Stations 73 & 75. Ruvim has worked on a number of K-12 & higher education projects ranging from \$30 M to \$90 M, & also provided project management for a healthcare facility working on GC/CM special projects.	Richland Public Safety Facility 76	22,000 SF	PDB	PM	PM	PM	2020	Sep-21
Hill International, Inc Project Management Team Recent/Relevant Alternate Contract Delivery Experience									
Darrin Sweeney Project Manager		Richland Public Safety Facilities 73 & 75	22,000 SF	PDB	PM	PM	PM	2020	Sep-21
		Richland City Hall	44,000 SF	PDB	PM	PM	PM	2016	Mar-21
		Fire Station #74	12,000 SF	PDB	PM	PM	PM	2014	Jun-16
		Upper Valley Family Medicine Center	10,000 SF	D-B	PM	PM	PM	2009	2010
		Cedar Creek Dental Center	8,500	D-B	PM	PM	PM	2010	
		The Arthritis Center	9,000	D-B	PM	PM	PM	2011	
		Shakas Flying J	13,000	D-B	PM	PM	PM	2008	
		Historic Kirtland Village	15,000	D-B	PM	PM	PM	2004	
		Hill Cumorah Visitor's Center	16,000	D-B	PM	PM	PM	2003	
Becky Blankenship Assoc. AIA, DBIA	Serves as the Principal-in-Charge for the Public Safety Facility 76 Project, 30 years experience in civil engineering, architecture and construction, PM/CM, and providing public works program support for traditional and alternate delivery methods	Pasco Zone 3 Reservoir Storage Tank	\$11.7M	PDB	PM	PM	PM	Nov-21	TBD
		Boardman Fire Station 86	\$8M	PDB	PM	PM	PM	Mar-21	TBD
		North Mason Regional Fire Authority Headquarters Station	\$10M, 12K SF	PDB	PM	PM	PM	Mar-21	Feb-21
		Morrow County Administrative Building	\$6.8M, 24K SF	PDB	PM	PM	PM	Aug-19	Present
		West Richland Police Facility	\$12M, 20K SF	PDB	PM	PM	PM	May-21	Nov-21
		Richland Public Safety Facilities 73 & 75	\$9M, 22K SF	PDB	PM	PM	PM	20-Apr	Sep-21
		Richland City Hall	\$18M, 44K SF	PDB	PM	PM	PM	Jul-16	Oct-17
		WSU Tri-Cities Student Union	\$4M, 9.6K SF	PDB	PM	PM	PM	Sep-15	Jun-17
		Fire Station #74	\$3.4M, 12K SF	PDB	PM	PM	PM	Jun-14	Jun-16
		Gonzaga University John G. Hemmingson Center	\$52M, 169K SF	D-B	NA	PM	PM	Jun-12	Apr-14
Spokane Central Service Center	\$15.6M, 57K SF	D-B	PM	PM	NA	Aug-13	Apr-14		
Matthew J. Walker AIA, CCM, DBIA	Serves as Design-Build Advisor for the Public Safety Facility 76 Project; 30 years experience in architecture, PM/CM and 14 years of experience with WA State public works alternate construction contract methods	Morrow County Administrative Building	\$6.8M, 24K SF	PDB	PM/CM	PM	PM	Aug-19	Present
		Spokane U.S. Pavilion	\$20.5M, 70K SF	PDB	PM	PM	PM	Jul-19	Oct-19
		Spokane Public Library Bond Projects	\$32M, 115K SF	GC/CM	PM	PM	PM	Apr-19	May-22
		WSDOT - Dayton Infrastructure Upgrades - Phase 1	\$38M, 160K SF	D-B	PM	PM	PM	May-18	May-19
		City of Airway Heights, Recreation Center	\$14.6M, 40K SF	PDB	PM/CM	PM/CM	PM/CM	Nov-16	Aug-19
		City of Richland, City Hall	\$16M, 44K SF	PDB	PM	PM	PM	May-16	Jul-19
		City of Richland Fire Station #74	\$3.5M, 12K SF	D-B	PM	PM	PM	Mar-14	Jun-15
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	PM	PM	PM	Oct-12	Feb-15
		GSA Region 10 - Thomas S. Foley US Courthouse Modernization	\$45M, 301K SF	D-B	Architect Coordinator	Architect Coordinator	Architect Coordinator	Jul-09	Aug-12
		Wellpinit High/Middle School Modernization	\$17.8M, 54K SF	GC/CM	CM	CM	CM	Apr-10	Oct-12

**ATTACHMENT B
CITY OF RICHLAND
D-B PROJECT APPLICATION**

CITY OF RICHLAND PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE									
Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
					Planning	Design	Construct		
Patrick McCord	Serves as Senior Estimator for the COR Public Safety Facility 76 Project; 29 years experience with public works and negotiated private construction experience; served as PM for general contractor	Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	PM	PM	PM	Oct-02	Dec-06
		Morrow County Administrative Building	\$6.8M, 24K SF	PDB	PM/CM			Aug-19	Present
		City of Richland, City Hall	\$16M, 44K SF	PDB		CM	CM	May-16	Jul-19
		City of Airway Heights, Recreation Center	\$14.6M, 40K SF	PDB	PM/CM	PM/CM	PM/CM	Nov-16	Aug-19
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B		CM	CM	Oct-12	Feb-15
		Wenatchee School District No. 246, Washington Elementary School	\$29.5M, 72K SF	GC/CM		CM	CM	Jul-14	Nov-16
		Wenatchee School District No. 246, Early Childhood Learning Center	\$6.1M, 19K SF	GC/CM		CM	CM	Jul-14	Oct-16
Lorraine Mead PE, LEED, AP	Serves as the Scheduler for the COR Public Safety Facility 76 Project; 30+ years experience in PM/CM, project controls and scheduling	Spokane U.S. Pavilion	\$20.5M, 70K SF	PDB		CM	CM	Jan-18	Oct-19
		WSU, Wine Science Center	\$23.2M, 40K SF	DB	CM	CM	CM	May-12	Jan-14
		Wenatchee School District No. 246, Washington Elementary School	\$29.5M, 72K SF	GC/CM	Scheduler	Scheduler	Scheduler	Jul-14	Nov-16
		Wenatchee School District No. 246, Early Childhood Learning Center	\$6.1M, 19K SF	GC/CM	Scheduler	Scheduler	Scheduler	Jul-14	Oct-16
		Paschal Sherman Indian School	\$16.5M	DB	Scheduler	Scheduler	Scheduler	Jan-02	Jan-05
		Tallgrass Prairie Admin and Visitor Center	\$45M, 8.5K SF	DB	CM	CM	CM	Aug-11	May-12

City of Richland - Construction History
ATTACHMENT C

CITY OF RICHLAND PUBLIC WORKS CONSTRUCTION HISTORY													
No.	Project Name	Project Description	Total Project Cost	Delivery Method	Lead Design Firm	General Contractor or DB	Planned Start	Actual Start	Planned Finish	Actual Finish	Construction or DB Planned Budget	Construction or DB Actual Budget	Reason for Budget or schedule overrun
1	Public Safety Facilities 73 & 75	Two new Public Safety Facilities. Two (2) -11,000 SF 4-Bay Stations for Richland Fire and Richland Police	\$8.4M	D-B	Architects West	DGR Grant	Sep-20	Oct-20	Sep-21	Currently Under Const.	\$8.4M	Currently Under Const.	Currently Under Const
2	Richland City Hall	New 44,000 SF City Hall	\$18.4M	D-B	Architects West	Leone & Keeble	Sep-16	Oct-16	Jan-19	Mar-19	\$15.8M	\$18.4M	Permitting, Owner requested scope increases
3	Richland Fire Station 74	New 12,000 SF, 4 bay fire station	\$3.6M	D-B	Architects West	Leone & Keeble	Jun-15	Jun-15	May-15	Jun-15	\$2.86M	\$2.89M	DB requested time extension Owner change orders
4	Wine Science Center	Viticulture research lab and teaching facility	\$23M	D-B	ALSC Architects	Lydig Construction	Sep-13	Oct-13	Jul-14	Dec-14	\$15.25M	\$16.95M	Scope Adjustments and Construction Delays
5	Richland Public Library Expansion	58,000 SF Renovation and Addition to the City of Richland Public Library	\$17.1M	D-B-B	FFA Architecture +Interiors	Chervenell	Jan-08	Jan-08	Jul-09	Jul-09	\$17.2M	\$17.1M	Owner Requested change orders
6	IT Data Center Expansion	Improvement/addition	\$1.42M	D-B-B	COR	Siefken & Sons	Jul-10	Jul-10	Dec-14	Dec-14	\$1.4M	\$1.42M	Owner Requested change orders
7	Bellerive Dr. Extension & Claybell Park Improvements	Extend Bellerive Drive and install Claybell park	\$1.29M	D-B-B	COR	Culbert Construction	Mar-13	Mar-13	Aug-13	Aug-13	\$1.38M	\$1.29M	
8	Logston Utility Corridor	Groundwater dewatering system	\$2.9M	D-B-B	COR	Rotschy, Inc	Jan-13	Jan-13	Sep-13	Sep-13	\$2.9M	\$2.9M	
9	Stevens/Mahan Water Main Replacement & 2012 Stevens Overlay	Replace Water Main and Overlay Steven's	\$1.3M	D-B-B	COR	G.A.M.E. Inc.	Apr-13	Apr-13	Oct-13	Oct-13	\$1.15M	\$1.3M	Owner Requested Change Orders
10	Keene Road Phase 3B	Conversion of an abandoned railroad bridge to a pedestrian walk	\$3.6M	D-B-B	COR	West Company	Aug-11	Aug-11	Sep-12	Sep-12	\$3.6M	\$3.6M	
11	Keene Road and Queensgate Overlay	Widening Keene Road including water and sewer extensions	\$3.1M	D-B-B	COR	Apollo, Inc	Sep-10	Sep-16	Oct-11	Oct-11	\$3.1M	\$3.1M	
12	Wastewater Treatment Aeration Basin Modifications	Conversion of an aeration basin from Mechanical mixing to air diffusion system	\$2.6M	D-B-B	COR	TEK Construction	Mar-10	Mar-10	May-11	May-11	\$2.6M	\$2.6M	
13	Broadmoor Sewer Improvements	Improve Sewer along Broadmoor	\$1.1M	D-B-B	COR	Johansen Construction	Sep-10	Sep-10	May-11	May-11	\$1.3M	\$1.1M	



PROJECT LOCATION

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
①	NATURAL TURF MULTI-SPORT ATHLETIC FIELDS WITH FIELD LIGHTING
②	PICNIC SHELTERS
③	RESTROOM AND CONCESSIONS BUILDING
④	FOOD TRUCK AREA
⑤	PLAYGROUND
⑥	SPLASH PAD
⑦	MAINTENANCE BUILDING
⑧	COVERED AND LIGHTED BASKETBALL COURT
⑨	PARK MONUMENT SIGNS
⑩	PAVED TRAILS
⑪	FUTURE FIRE STATION
⑫	FENCED TENNIS COURTS
⑬	YOUTH PRACTICE AREA
⑭	SHARED PARKING LOTS
⑮	FUTURE SCHOOL SITE
⑯	ZIP LINE
⑰	STORMWATER / AMPHITHEATER FEATURE
⑱	STORAGE BUILDING