



City of Spokane Valley City Hall Remediation

Project Review Committee Presentation – July 28, 2022

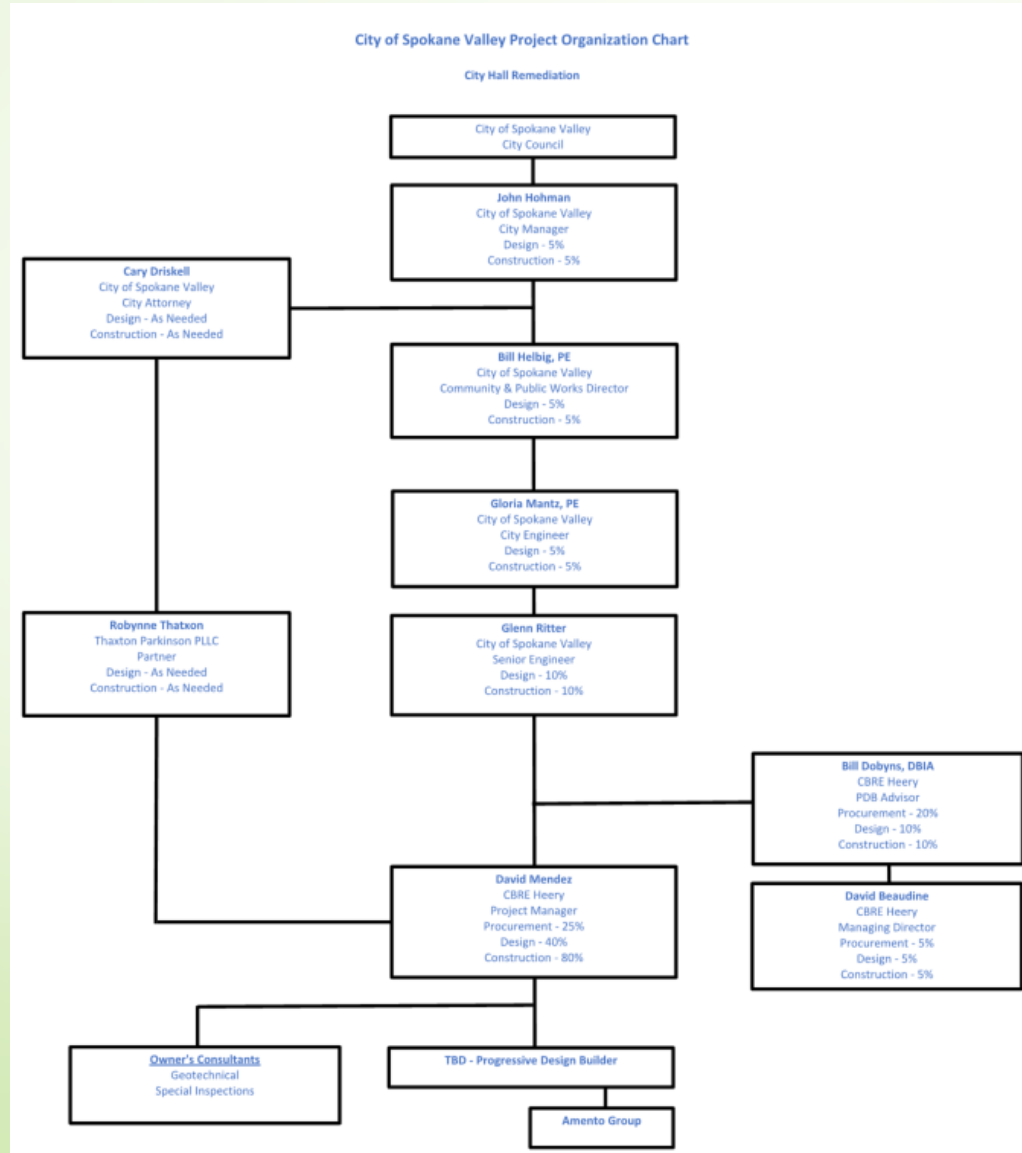
Application for Project Approval for Progressive DB



AGENDA

- Project Team
- Project Overview
- Project Budget
- Project Schedule
- Why this Project is Suited for Progressive DB
- Summary
- Question and Answers

TEAM ORGANIZATIONAL CHART



TEAM MEMBER QUALIFICATIONS

Bill Helbig, PE – Community & Public Works Director, City of Spokane Valley

- Oversees all City public work activities including this project
- Previous Engineering Director for Port of Olympia
- Previous private sector experience

Glenn Ritter, PE – Senior Engineer/PM, City of Spokane Valley

- City point of contact for daily activities
- 40+ years of Design and Construction Experience
- Experience on over \$2B worth of construction projects ranging in delivery methods



TEAM MEMBER QUALIFICATIONS

David Mendez– Project Manager, CBRE Heery

- Day-to-Day Project Manager
- Multiple Alternative Delivery Project Experience
- 36 years of construction management experience

Bill Dobyngs, DBIA – PDB Advisor, CBRE Heery

- Procurement and contracting lead and will provide support project through completion
- 38 years Public Works Contracting Experience
- Directly managed, advised or oversaw over \$200M in Design Build Work
- Current Vice Chair of CPARB

TEAM MEMBER QUALIFICATIONS

David Beaudine, Assoc. DBIA, CCM – Managing Director – CBRE Heery

- Executive Project Support
- 20 years construction project management
- Directly managed, advised or oversaw over 22 alternative delivery projects throughout Washington
- Provide oversight and guidance through procurement & contracting

Robynne Thaxton, JD, FDBIA – Attorney/DB Advisor – Thaxton Parkinson PLLC

- Provide assistance through PDB procurement
- Assembly of DBIA form of agreement and general conditions
- Chair of DBIA National Education Committee and member of CPARB
- Consulting/Consulted on over 30 Public Sector Progressive Design Build Projects



PROJECT OVERVIEW

- Building constructed in 2017 , immediate failures and defects discovered
 - Council Chambers curved exterior wall
 - Roof, flashings and envelope failures
 - Attic and insulation
- Currently occupied, and to remain occupied through project
- Forensic team identified multiple failures requiring current litigation with contractor

PROJECT BUDGET

Category	Total
Professional Services Costs	\$950,000
Construction Costs (including construction contingencies)	\$11,000,000
Equipment & Furnishings	\$0
Off Site	\$0
Construction Administration	\$620,000
Contingencies	\$1,350,000
Other Related (Inspections, Testing, Permits)	\$100,000
Sales Tax	\$980,000
TOTAL	\$15,000,000



PROPOSED PROJECT SCHEDULE

Task	Target Completion Date
Procure Project/Construction Manager	Complete
PRC Approval	7/28/2022
Design Builder Procurement (Tentative)	
First Publication of RFQ	8/5/2022
Second Publication	8/12/2022
RFQ Submission	9/2/2022
Shortlist Finalists and issue RFP	9/8/2022
Proprietary Meetings	9/15/2022
RFP Submission	9/29/2022
Notify Highest Scoring team	10/11/2022
Design	November 2022- June 2023
Permitting (Multiple Packages)	March 2023- August 2023
Construction	May 2023- March 2024

WHY THIS PROJECT IS SUITED FOR PDB

- The activities are specialized & DB Approach is critical
 - Required collaboration through remediation on occupied facility
 - Connection points between areas of work and stay in place facility
 - Supply chain issues, and delivery of materials

WHY THIS PROJECT IS SUITED FOR PDB

- Innovation and efficiencies between designer and builder:
 - Contractor means and methods on how to execute the work, working in line with design team
 - Project schedule and phasing to maximize work and minimize disruptions
 - Cost flexibility pending litigation and additional scope opportunities

WHY THIS PROJECT IS SUITED FOR PDB

- Use of Diversified Business has been a challenge in Eastern WA:
 - PDB delivery allows most predictability in DBE participation
 - Teams will be scored on past performance and future plans to maximize Diverse Business Participation.
 - Use of Local and Small Business will also be a factor in scoring

WHY THIS PROJECT IS SUITED FOR PDB

☐ Savings in project delivery time:

- Supply chain for material delivery lead times
- Ability to execute variety of projects as building available
- Pending litigation, additional scope opportunities easily executed

SUMMARY

- The Project is a good candidate for the Progressive Design Build alternative delivery model as it meets the qualifications.
- The City of Spokane Valley has assembled a high performing and qualified team with the necessary experience and expertise to execute the project and is looking to add to that a qualified Design Builder.
- Resources and controls in place to be successful.

QUESTIONS & ANSWERS

