



S P O K A N E
P U B L I C F A C I L I T I E S
D I S T R I C T

June 28, 2016

Mr. John Palewicz
1500 Jefferson Street, SE
Olympia, WA 98504

Reference: Spokane Public Facilities District Application for Project Approval Using Design-Build (D-B)
Alternative Public Works Contract Delivery for the Spokane Veterans Memorial Arena Renovation

Dear Mr. Palewicz:

The Spokane Public Facilities District is pleased to submit its application for project approval using the Design-Build alternative public works contract delivery as prescribed in RCW 39.10.300.

The proposed project will provide several guest service improvements in the NE quadrant of the Arena. The Safety and Security upgrades will help to ensure the safety of our guests from external threats. There will also be an additional suite constructed and we will expand the north food court to provide guests with additional dining options and the District with new revenue opportunities.

Pending PRC approval we will undertake the progressive D-B procurement phase with the goal of confirming the project's program, budget and schematic plans this fall. The project is funded using District reserves.

We believe this project fully meets the requirements for use of the D-B alternate contracting procedure stated in RCW 39.10.300 (1). Use of the D-B delivery method provides economic benefit and assistance with complicated scheduling issues. We are eager to add a D-B partner to our team that brings a synergistic effect of creative design and construction solutions to ensure project success. If you have questions or require additional information regarding our enclosed application, I can be reached at (509)-279-7000 or email at ktwohig@spokanepfd.org.

Thank you for your consideration of our application.

Sincerely,

Kevin Twohig, CFE
Chief Executive Officer

cc: Spokane Public Facilities District Board of Directors

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

APPLICATION FOR PROJECT APPROVAL
TO USE THE
DESIGN-BUILD (D-B) ALTERNATIVE
CONTRACTING PROCEDURE

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9. A Public Body that is certified to use the DB procedure and is seeking approval to use this procedure on a DB project with a total project cost of less than \$10 million is not required to submit information for Questions 7 or 8.

1. Identification of Applicant

- | | |
|--------------------------------|---|
| (a) Legal name of Public Body: | Spokane Public Facilities District |
| (b) Address: | 720 West Mallon Avenue Spokane, WA 99201 |
| (c) Contact Person Name: | Kevin Twohig, CFE, CEO |
| (d) Phone Number: | 509.279.7001 Fax: 509.279.7050 |
| (e) E-mail: | ktwohig@spokanepfd.org |

2. Brief Description of Proposed Project

The Spokane Public Facilities District is seeking Project Review Committee approval of a fixed GMP, flexible scope progressive design-build project. The project is located at the Spokane Veterans Memorial Arena. The project will improve two Arena opportunities: Guest Safety and Security and New Revenue. The Guest Safety enhancement projects require an expansion of the main Arena NE entry to accommodate the addition of a magnetometer entry system with appropriate electronic messaging and a reconfigured storefront. The New Revenue enhancement projects include the addition of a suite, expansion of the north food court, minor facelifts in other food service areas and an expansion of the hockey team office area. The majority of the work will occur adjacent to the main NE Arena entry. We plan to use a single DB Firm for both projects and will use existing District staff and expert contract service providers to assist the DB Team. The work is complex as it requires advanced security equipment and new food service delivery methods. The inter-relationship of the two projects is complex and the integration of the projects will require specialized contractor services. We are counting on the DB team to help us work thru a complex schedule of Arena events to sequence the construction so that delivery of the projects and the 125 annual Arena events do not conflict and we are able to maintain a great guest experience.

3. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (Legal, specialty consultants, etc.)	60,000
Estimated Design & Construction cost	3,065,000
Equipment and furnishings costs	250,000
Contract administration costs (owner, cm, etc.)	60,000
Owner Contingencies	278,345
Other related project cost (Bldg. permit, advertising, etc.)	20,000
Sales Tax	266,655
Total	4,000,000

B. Funding Status

The project has a draft project budget of \$4.0 Million which will be funded from existing District accounts.

4. Anticipated Project Design and Construction Schedule

The project schedule summary is:

Project Review Committee DB Project Presentation	28-Jul-16
Advertise RFQ	29-Jul-16
Issue Request for Qualifications:	10-Aug-16
Informational Meeting	15-Aug-16
Statements of Qualifications Due	31-Aug-16
Scoring of SOQs and Finalists Selection completed:	7-Sep-16
Issue Request for Proposals:	15-Sep-16
Individual proprietary meeting with each Finalist	29-Sep-16
Proposals Due	12-Oct-16
Notify Highest Scored Finalist	26-Oct-16
Notice to Proceed:	2-Nov-16
Design Phase	Nov-16 - Mar 17
Construction Phase	Mar 17 - Aug 17
Closeout Phase	Sep 18

5. Why the D-B 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 D-B approach is critical in developing the construction methodology (1) What are these highly specialized activities, and (2) Why is D-B 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.
- If significant savings in project delivery time would be realized, explain how D-B can achieve time savings on this project.

The project involves multiple interrelated activities in the same vicinity with specialty systems and unique expertise. The installation of advanced security systems is highly specialized and will require coordination with existing security systems. Using an integrated design-build firm to complete this portion of the project will provide substantial benefit as the design-builder will be responsible for the performance of the system as a whole. In addition, the new food court facilities will benefit from specialty expertise in new food delivery systems.

The entire project must be performed within a shortened time frame in the same space while coordinating in and around a fully open and active Arena. A single design-builder has the ability to phase the design and construction services so that the activities do not conflict with each other or the many scheduled events at the Arena. If the District had multiple contractors performing this work, it would be subject to increased liability as the District would be responsible for the actions of separate contractors. Not only will a contract with a single entity decrease liability for claims against the District for interference and delay, it will allow the District greater flexibility in its own schedule because it will only be required to coordinate its activities and potential changes in the activities with one entity. Using the same integrated design and construction team for all of the projects in the same area insures a continuity of design and workmanship. Further, with a fixed GMP, flexible scope approach, the District can achieve efficiencies with 1) a single entity mobilizing on the site; 2) the capacity to select amenities and substitute scope between the various aspects of the project based on price certainty from the design-build team.

Because the design and construction activities can be phased and coordinated, the District will benefit from substantial time savings and increased coordination with scheduled District events. Not only is progressive design-build the fastest delivery method, the District will only have to coordinate with one team, and that team will have full responsibility for all aspects of the project, increasing schedule certainty.

6. Public Benefit

In addition to the above information, please provide information on how use of the D-B 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.

A fixed GMP, flexible scope approach to this project will insure to the District that it can complete the project within its budget. The District will achieve greater efficiency with the design-build team coordinating the multiple aspects of the project with the operations of the Arena. Not only will coordination with a single entity decrease liability for claims against the District for interference and delay, it will allow the District greater flexibility in its own schedule because it will only be required to coordinate its activities and potential changes in the activities with one entity. Finally, as the fastest delivery method, the District will benefit from not only the decreased cost of a shorter schedule, but it will also benefit from a decreased interference with events scheduled at the Arena and increased revenue from faster delivery of the new amenities.

7. Public Body Qualifications

Please provide:

- A description of your organization’s qualifications to use the D-B contracting procedure.

Given the District's history of success in developing, constructing and operating sports and entertainment facilities, the District’s Project Committee has assumed responsibility to lead this project. The District has hired Hill International, Inc., a professional organization that has proven alternative contract delivery experience and many of the same team members from the recently completed Convention Center Completion project to assist with management and administration of the D-B procurement and project. A project organizational chart, showing planned staff and consultant roles is shown on Attachment C.

- Staff and consultant short biographies

Project Committee Members include:

Kevin Twohig, Chief Executive Officer, Spokane Public Facilities District. Kevin’s role is to be the leader and liaison between the SPFD Board, the Project Committee and the D-B contractor. He will oversee the Hill consultant team that provides the Owner with the D-B professional procurement/management contract experiences and services for the proposed Arena Renovation project. His prior experience in Washington State alternate public works contract delivery method

was serving in the same capacity with the SPFD on its recently completed \$55 million D-B convention center completion project and the \$90 million GC/CM convention center expansion project in 2005-06. Kevin was the City of Spokane's project coordinator for the development and construction of the Spokane Veterans Memorial Arena and the Washington State International Ag Trade Center.

Mick McDowell, Associate DBIA, SPFD Board member and Project Committee Chair. Mick has been a Board member since 2004 and he currently owns and operates commercial real estate. His prior experience in Washington State alternate public works contract delivery method was serving in the same capacity with the SPFD on its \$55 million D-B Convention Center Completion project and its \$90 million GC/CM Convention Center Expansion project in 2005-06.

Larry Soehren, SPFD Board Chair. Larry has been a Board member since 2004 and is President and CEO of Kiemle & Hagood Company one of Spokane's largest property management and commercial real estate companies. His prior experience in Washington State alternate public works contract delivery method was serving in the same capacity with the SPFD on its \$55 million D-B Convention Center Completion project and its \$90 million GC/CM Convention Expansion project in 2005-06.

David Gebhardt, Operations Manager. Dave has served as the SPFD Operations Manager since 2003. His prior experience in Washington State alternate public works contract delivery method was serving in the same capacity with the SPFD on its \$55 million D-B Convention Center Completion project and its \$90 million GC/CM Convention Center Expansion project in 2005-06

Project Committee Consultants include:

Stanley Schwartz, SPFD General Counsel. As a principal with Witherspoon Kelley, Stanley Schwartz has focused his practice on public and private transactional matters and civil litigation before courts and tribunals. Subject matter expertise exists in municipal law, land use, real estate, and construction, environmental and administrative law. Considerable experience exists in the negotiating, drafting and litigation of contract documents.

In 1985 Mr. Schwartz began his legal career with the City of Spokane as an Assistant City Attorney representing City Departments of Engineering and Construction Services, Capital Programs, Real Estate, Economic and Community Development, Planning and Zoning, and the Entertainment Facilities. Significant public projects include: The Washington State International Trade Center (\$9.5 million); Spokane Veterans Memorial Arena (\$49.8 million); Spokane Public Library – main plus five branches (\$28.9 million); Intermodal Transportation Facility (\$9 million); expansion of the GC/CM Spokane Convention Center \$90 million); CBD South Block Parking Expansion (\$9.5 million); City of Airway Heights Advanced Water Reclamation Facility (\$42.0 million) and the D-B Spokane Convention Center Completion Project (\$55 million). Mr. Schwartz has also been involved in numerous private party construction matters with recent

experience occurring in Walla Walla, Washington for the construction and remodel of a 95,000 square foot building under a GMP format. Stan will collaborate with Robynne Parkinson on crafting the D-B contract, RFP and other contractual documents and advise the SPFD on the D-B procurement process and contract negotiations.

Robynne Parkinson, JD, DBIA, Thaxton Parkinson pllc

Robynne has over 27 years' experience practicing law, 25 of which has been representing owners and contractors in the construction industry. She is a nationally recognized expert in design-build procurement and delivery and has been a member of the National Board of Directors for the Design Build Institute of America since 2010, serving for 2 years on the Executive Committee. She was the chair of the DBIA National Legal and Legislation Committee and the Co-Chair of the Legal Committee for the DBIA Northwest Region. She is currently the vice-chair of the National Education Committee, which is responsible for revising all of DBIA's educational course materials. Robynne is one of the primary drafters of the DBIA National Form Contracts and teaches the DBIA Design-Build Contracts and Risk Management course across the country. She has also been a invited speaker on design-build procurement and delivery for such diverse groups as the American Bar Association Forum on the Construction Industry, Engineering News Record, the American Arbitration Association, the Society of Colleges and University Professionals, the Lean Construction Institute, the Associated General Contractors, the University of Washington, George Mason University, California Polytechnic University, and Washington State University.

Robynne's practice focuses primarily on representing public owners. Example design-build projects include the Port of Seattle International Arrivals Facility (approximately \$600 million), the Grant County Public Utilities District Substation Reliability Project (approximately \$23 million), the Liberty Lake Town Square Project (approximately \$10 million), the City of Portland City Hall project (approximately \$180 million), the City of Richland City Hall project (approximately \$17 million), the Tacoma Rainiers Stadium (approximately \$40 million), the Spokane Convention Center (approximately \$55 million), the City of Spokane Nelson Service Center (approximately \$13 million), State of Hawaii Department of Education High School Construction (approximately \$200 million) and XO Communications Fiber Optic Backbone Construction (approximately \$200 million). In addition, Robynne is a member of the expert panel hired by the Washington State Legislature to review WSDOT's design-build projects and provide recommendations for best practices. Thaxton Parkinson PLLC will advise the District with respect to progressive D-B procurement strategies, risk management and D-B contracts and draft the procurement and contract documents with the assistance of District's legal Counsels Stan Schwartz and Witherspoon Kelley.

Greg Heinz, Vice President Washington Practice, Hill International, Inc.

Greg will serve as Principal-in-Charge to the District for this project. He has overall responsibility for contractual matters between Hill and the District and providing quality assurance of the Hill team services.

Matthew J. Walker, AIA, CCM, DBIA, Project Manager, Hill International, Inc.

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 D-B Advisor for the City of Richland's \$18M D-B New City Hall, serving as project manager for Pre-Bond services for the Spokane Public Facilities District's \$27M D-B Sportsplex project, the City of Richland's \$3.5M D-B Fire Station #74, the Spokane Public Facilities District's \$55M D-B Convention Center Completion project, 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 D-B Foley Modernization project. Matt will serve as the Project Manager for the Arena Renovation project and be involved in the D-B procurement, design, construction and closeout phases. He is responsible for the Hill team's effort. He is a licensed Washington State architect, Certified Construction Manager, and a Design Build certified professional.

Todd Smith, Senior Construction Manager/ Estimator, Hill International, Inc.

Todd possesses over 15 years of CM/PM and project controls experience with public and private owners. As a third generation general contractor, Todd brings a unique and qualified perspective to cost controls and scheduling. His public D-B experience includes the WSU D-B \$23M Wine Science Center, the \$43M GSA D-B Foley Courthouse modernization project, and \$18M City of Richland City Hall Project. His GC/CM experience includes the \$60M Washington State University Football Operations project, the \$43M Ellensburg Middle School project, \$25.4M Wenatchee School District Abraham Lincoln Elementary project, \$17.8M Wellpinit High/Middle School Modernization and \$31M Steilacoom High School Modernization projects. Todd will provide project controls (estimating and change order review) oversight for the District. He is a member of the Design Build Institute of America (DBIA), American Association of Cost Engineers (AACE), Construction Management Association of America (CMAA), and the local Association of General Contractors (AGC) chapter.

Rob Mills, Project Engineer Scheduler, Hill International, Inc.

Robert has more than 14 years of experience in project cost and scheduling, estimating, subcontract administration, claims and change order management for education and government facilities. He has performed all aspects of project controls including planning, scheduling, forecasting, estimating, wage and rate analysis. In addition he has established and maintained construction schedules utilizing Primavera Project Manager and P6. Robert is currently providing monthly schedule review for three GC/CM projects for the Wenatchee School District. Robert will fill a similar role on the Arena Renovation project.

- Provide the ***experience and role on previous D-B projects*** delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.

The SPFD Arena Renovation project is guided by the District's Project Committee which reports directly to the SPFD Board of Directors. The committee provides management and policy oversight and has decision making authority over the Hill team, other consultants and the D-B Contractor.

Experience and role on previous D-B projects listed in attachment D.

- The qualifications of the existing or planned project manager and consultants.

Please refer to Staff and Consultant short biographies above and Attachment D.

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

The District's project management team, Hill International, has demonstrated successful owner's representative services on the following relevant D-B projects: City of Richland \$3.5M Fire Station #74, the \$55M SPFD Spokane Convention Center Completion project, and the GSA's \$43M Foley Courthouse Modernization. In all cases Hill served as the owner's D-B PM and was involved in all phases of each project from D-B procurement to project closeout. In addition to Hill, the District's D-B consultants include Robynne Parkinson, JD, DBIA and Stanley Schwartz, SPFD General Counsel. The team's qualifications and experience and the project organizational chart depict the depth, experience, and commitment for successful project completion that will benefit the SPFD, 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 District's Project Committee will direct and guide the Hill team as it monitors and oversees the project as the SPFD's project manager. Authority and decision making responsibility will be provided by the Project Committee to Hill as required. The Project Committee exists to provide local timely management and decision making and to make recommendations to the SPFD Board of Directors. Hill will be engaged in the recommendations on courses of action and strategies throughout the project. Matt Walker, AIA, CCM, DBIA reports directly to Kevin Twohig. The Project Committee and advisors will review the D-B team's RFQs and RFPs and make recommendations to the SPFD Board of Directors. This is the same management approach that the District successfully employed for the D-B Convention Center Completion project.

Communications – The District will use a variety of well-established formal and informal tools to provide effective communications to all involved in the project. The District will direct interested parties to the District's website (www.spokanepfd.org) for additional project information. During the selection phase the Project Committee and Hill will meet with Finalist Firms in an individual proprietary meeting to review project requirements, align objectives, and answer

questions. The D-B Team will be selected, in part, based on their experience and successful use of collaborative communication tools such as Building Information Modeling and lean construction techniques. Once a D-B Team is selected, the project management team will work collaboratively with the Team to develop and confirm the project program, scope, budget and schedule. The project management team will partake in interim reviews of the design to ensure that the District's expectations and vision of finished project are achieved. Progress will be reported to the Project Committee, the District Board and other stakeholders. Project status updates will be posted on the District's webpage to keep the public informed on the project status.

Project Budget Monitoring – The SPFD will manage the project finances. SPFD account codes will be used similarly to the D-B Spokane Convention Center Completion Project to allow for reconciliation of account codes and cash flow forecasting.

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

D-B Cost Verification - While the budget and scope are being developed, Hill will review and comment on D-B cost presentations to confirm project scope/cost and quality to substantiate reasonableness. Hill will continue to review and substantiate the D-B's during the course of the project to ensure appropriateness of D-B expenses. Hill will also review and comment on any changes, innovations, value engineering or other developments that occur during the project.

Schedule - The preliminary overall project schedule will be provided in the D-B RFQ/P documents. The final project schedule will be validated by the D-B team during the course of the Project. Monthly D-B construction progress updates with a narrative will be a project requirement.

- A brief description of your planned D-B procurement process.

The first phase will be to issue a Request for Qualifications with a project description, qualification scoring with weighted criteria, proposed project budget and schedule and additional information. During this time the District will conduct a non-mandatory informational meeting to describe the D-B procurement process and project requirements and walk the site with interested parties. Submittals will be reviewed and scored by the SPFD Project Committee with technical analysis and input from District consultants as needed. The District intends to shortlist up to four firms.

The second phase will be to provide the Request for Proposal documents to the shortlisted firms. The RFP will include the owner's preliminary program information, technical and performance requirements and the proposed D-B contract. There will be no requirement for a design submission as part of the proposal submittal. A proprietary meeting will be held with each firm during the RFP phase to allow the teams to receive input from the SPFD Project Committee

and solidify a common understanding of the project requirements. The RFP phase will be led by the SPFD Project Committee who will receive, evaluate and score proposals from the short-listed Firms. The District's consultants will provide technical consultation during this phase.

In keeping with DBIA best practices, the selection factors will focus on qualitative factors such as experience, design creativity and solution, the project management plan, schedule; technical factors and other published criteria. The price proposal will also receive appropriate consideration.

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

Robynne Parkinson, JD, DBIA, Stanley Schwartz, SPFD General Counsel and Hill International will assist the District with preparation of the contract and terms and conditions based on previous progressive D-B agreements and general conditions. Development, consultation and coordination between the District general counsel, Robynne Parkinson, JD, DBIA and the Hill team will prepare and tailor the RFQ and RFP documents to meet the needs of this project.

8. Public Body (your organization) Construction History:

Please refer to Attachment E

9. Preliminary Concepts, sketches or plans depicting the project

Please refer to Attachment F

10. Resolution of Audit Findings On Previous Public Works Projects

If your organization had audit findings on any project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them.

Caution to Applicants

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria 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 shall render your application incomplete.

Should the PRC approve your request to use the D-B 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 D-B process. You also agree that your organization will complete these surveys within the time required by CPARB

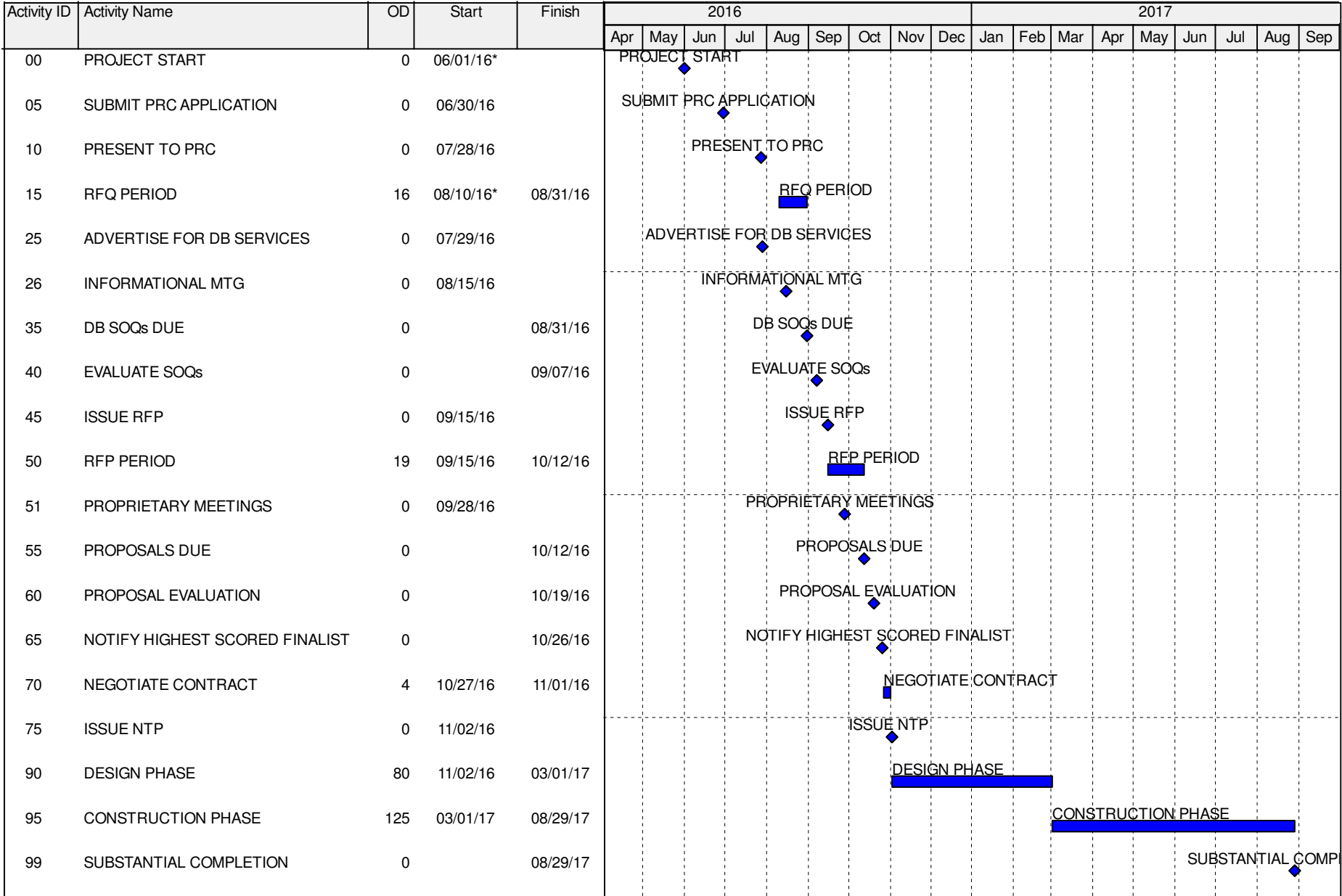
I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: _____

Name: (please print) Kevin Twohig

Title: CEO

Date: June 28, 2016

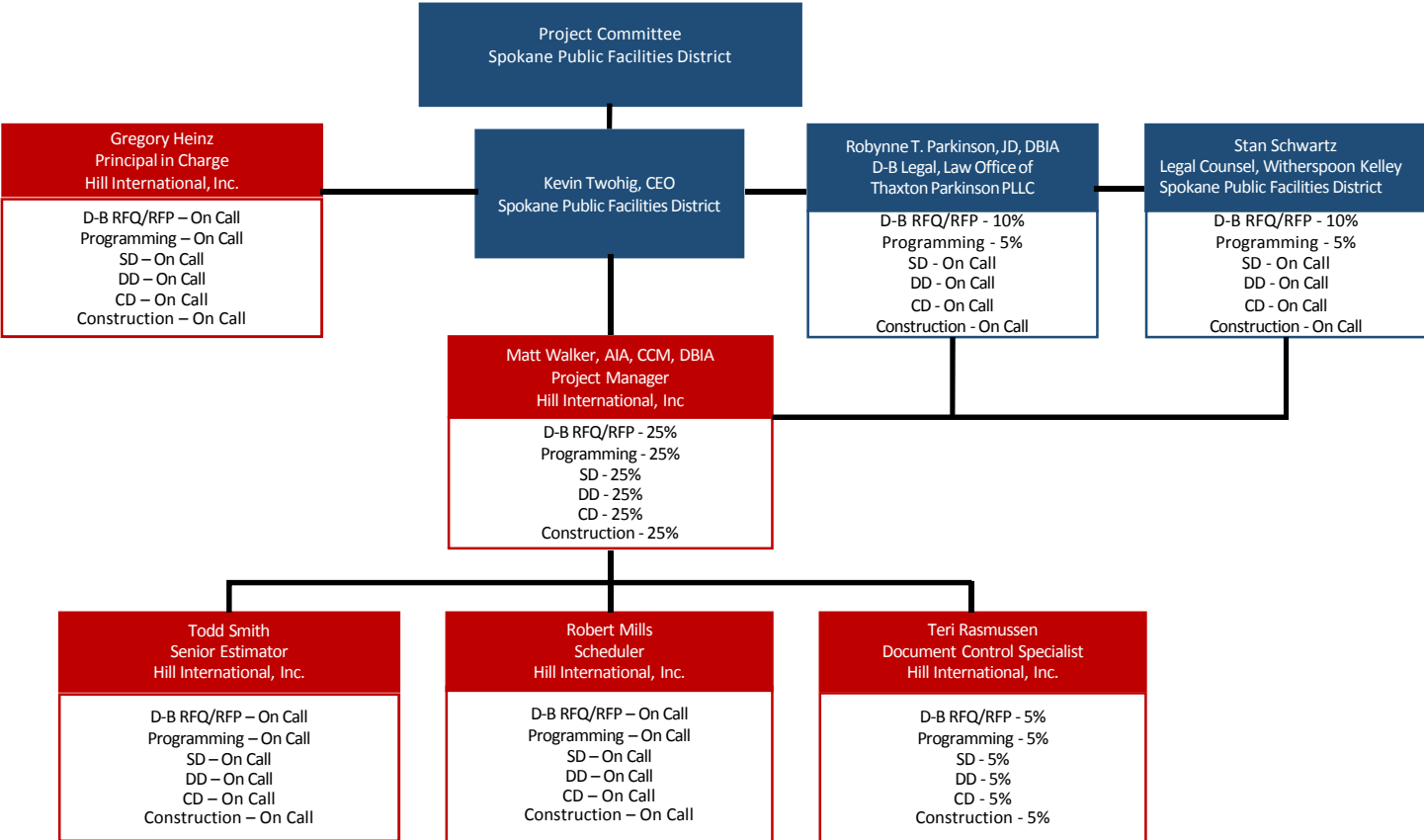


Date	Revision	Checked	Approved

ARENA RENOVATION
SPFD
Preliminary Master Schedule

Attachment B

Organization Chart



**ATTACHMENT D
SPOKANE PUBLIC FACILITIES DISTRICT
D-B PROJECT APPLICATION**

SPOKANE PUBLIC FACILITY DISTRICT 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		
Spokane Public Facilities District Staff Recent/Relevant Alternate Contract Delivery Experience									
Kevin Twohig, Chief Executive Officer	Serves as the SPFD CEO and is a member of the Sportsplex Project Committee	Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	CEO	CEO	CEO	Oct-12	Feb-15
		Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	CEO	CEO	CEO	Oct-02	Dec-06
David Gebhardt, Operations Manager	Serves as the SPFD Operations Manager and is a member of the Sportsplex Project Committee	Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	OPS Mgr	OPS Mgr	OPS Mgr	Oct-12	Feb-15
		Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	OPS Mgr	OPS Mgr	OPS Mgr	Oct-02	Dec-06
Mick McDowell, SPFD Board Member	Serves as a chair of the Sportsplex Project Committee	Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	Board Member	Board Member	Board Member	Oct-12	Feb-15
		Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	Board Member	Board Member	Board Member	Apr-04	Dec-06
Larry Soehren, SPFD Board Chair	Serves as a member of the Sportsplex Project Committee	Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	Board Member	Board Member	Board Member	Oct-12	Feb-15
		Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	Board Member	Board Member	Board Member	Apr-04	Dec-06
Spokane Public Facilities District Legal Counsel Recent/Relevant Alternate Contract Delivery Experience									
Stanley M. Schwartz, Principal, Witherspoon-Kelley	Serves as general counsel to the SPFD	Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	General Counsel	General Counsel	General Counsel	Oct-12	Feb-15
		Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	General Counsel	General Counsel	General Counsel	Oct-02	Dec-06
Robynne T. Parkinson, JD, DBIA, Law offices of Thaxton Parkinson PLLC	Collaborate with SPFD general counsel on D-B procurement, contracts and risk management; DBIA representative to CPARB subcommittee on alternative contract delivery	Reviewed, drafted and negotiated construction contracts for owners and general contractors including D-B and teaming agreements	D-B Project Values range from \$45M to \$600M; light rail, professional baseball park, civil freeway , Seattle monorail project		General Counsel	General Counsel	General Counsel	Jun-05	present

**ATTACHMENT D
SPOKANE PUBLIC FACILITIES DISTRICT
D-B PROJECT APPLICATION**

SPOKANE PUBLIC FACILITY DISTRICT 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		
Hill International, Inc Project Management Team Recent/Relevant Alternate Contract Delivery Experience									
Greg Heinz	Serves as Principal-In-Charge on the SPFD Arena Renovation Project; V.P., Washington State practice, 22+ years experience in PM/CM including WA State public works alternate construction contract delivery methods	East Link LRT Extension - E360 Segment	\$250M	D-B		PIC	PIC	Nov-14	Ongoing
		I-405: SR 527 to 196th Street Mainline Widening	\$33M	D-B		PIC	PIC	Feb-10	Oct-11
		SR 519 Phase 2, Atlantic Corridor	\$80M	D-B		PIC	PIC	Sep-08	Mar-10
		Wenatchee School District No. 246, Washington Elementary School	\$29.5M, 72K SF	GC/CM		PIC	PIC	Nov-14	Nov-16
		Wenatchee School District No. 246, Lincoln Elementary School	\$23.7M, 82K SF	GC/CM		PIC	PIC	Nov-14	Nov-16
		Wenatchee School District No. 246, Early Childhood Learning Center	\$6.1M, 19K, SF	GC/CM		PIC	PIC	Nov-14	Oct-16
Matthew J. Walker AIA, CCM, DBIA	Serves as Project Manager for the SPFD Arena Renovation Project; 30 years experience in architecture, PM/CM and 13 years of experience with WA State public works alternate construction contract methods	City of Richland City Hall Project	\$18M, 40K SF	D-B	PM	PM	PM	Mar-16	Aug-16
		Spokane Public Facilities District Sportsplex	\$41M, 160K+/- SF	D-B	PM	PM	PM		
		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
		Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	PM	PM	PM	Oct-02	Dec-06

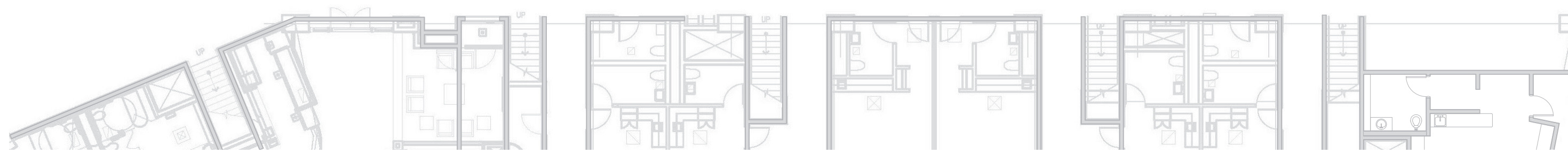
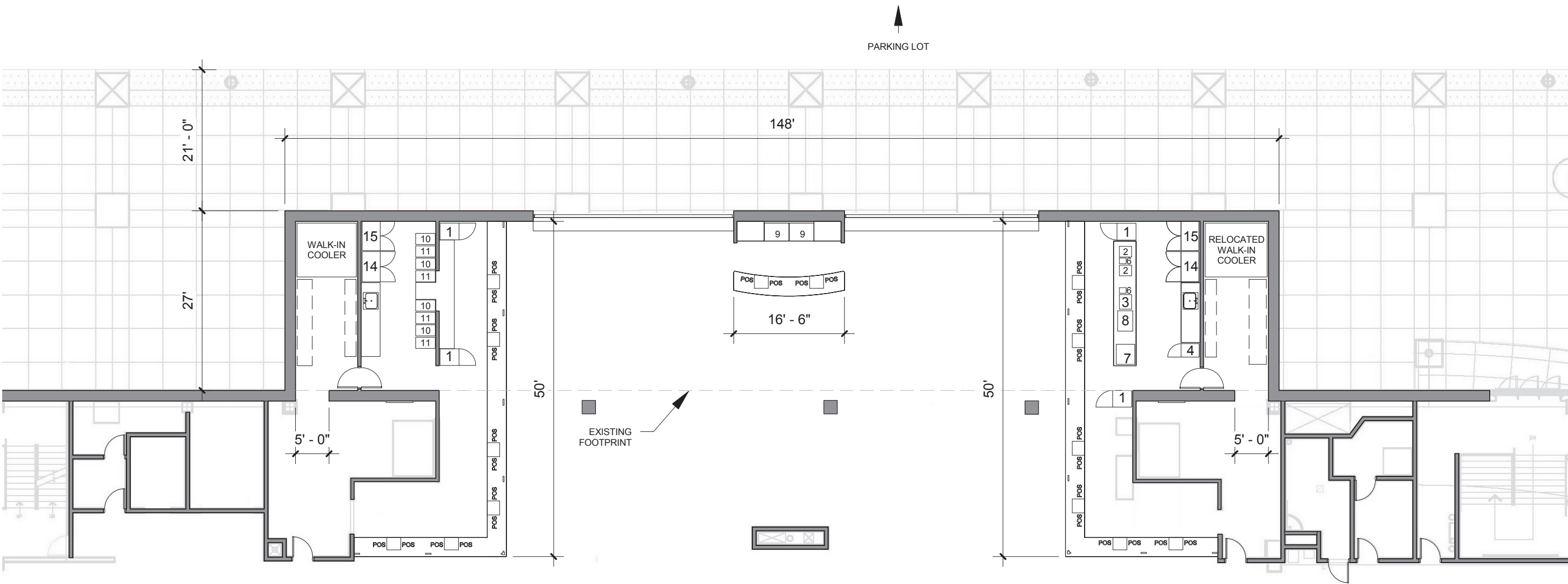
**ATTACHMENT D
SPOKANE PUBLIC FACILITIES DISTRICT
D-B PROJECT APPLICATION**

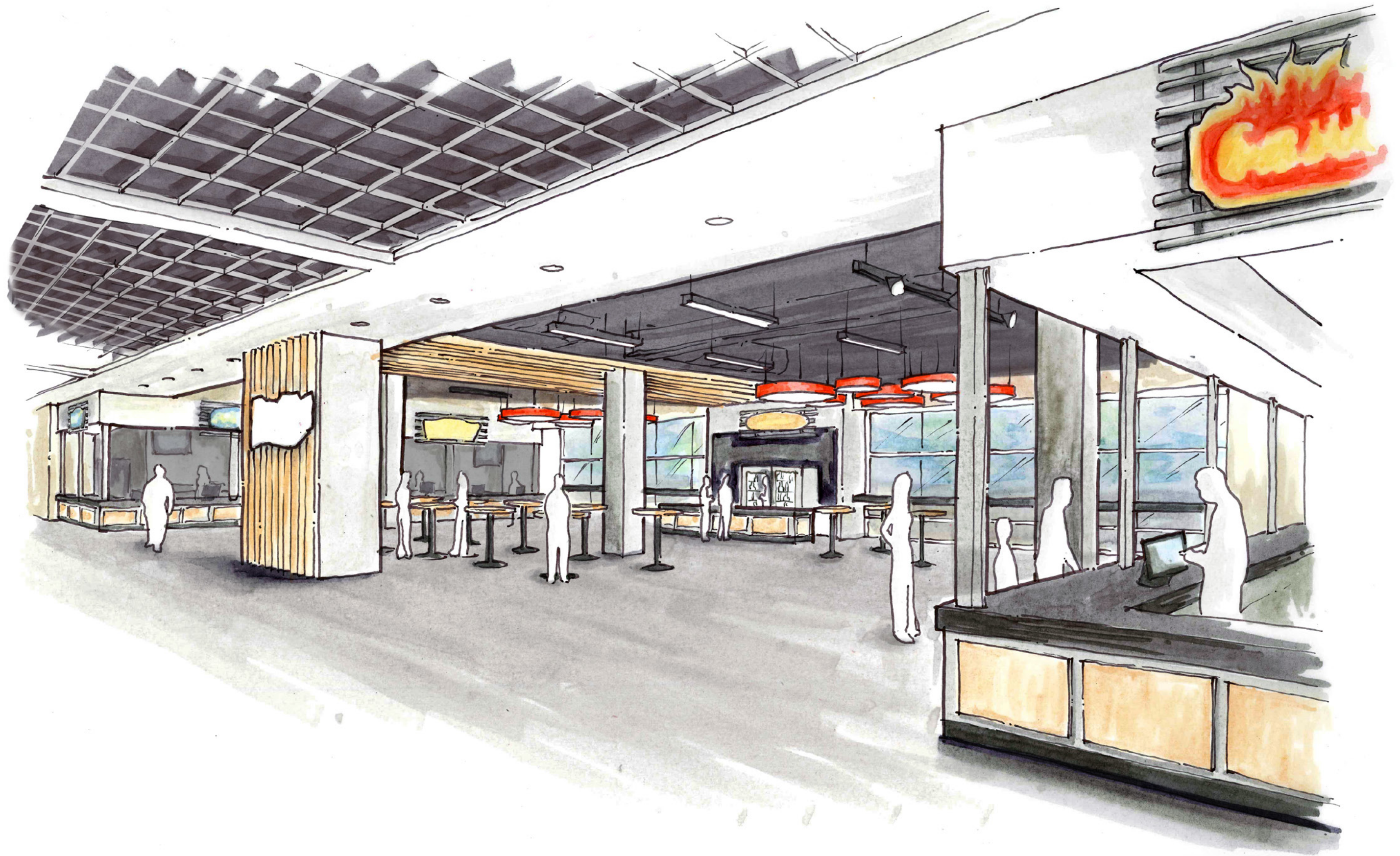
SPOKANE PUBLIC FACILITY DISTRICT PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE									
Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
					Planning	Design	Construct		
Todd Smith	Serves as the Senior Estimator for the SPFD Arena Renovation Project, 13 years experience in CM, GC project engineer, project scheduling and MACC/GMP estimates reconciliation	WSU - Football Operations Building	\$60M, 85K SF	GC/CM		CM	CM	Mar-13	Mar-15
		WSU Wine Science Center	\$23M, 29K SF	D-B	Senior Estimator	Senior Estimator	Senior Estimator	Oct-12	Jan-15
		GSA Region 10 - Thomas S. Foley US Courthouse Modernization	\$45M, 301K SF	D-B	Project Controls/Estimator	Project Controls/Estimator	Project Controls/Estimator	Jul-09	Aug-13
		Wellpinit High/Middle School Modernization	\$17.8M, 54K SF	GC/CM	Sr Estimator/Scheduler	Sr Estimator/Scheduler	Sr Estimator/Scheduler	Apr-10	Mar-13
		Steilacoom High School Addition & Modernization	\$31M, 133K SF	GC/CM	Project Controls	Project Controls	Project Controls	Jun-05	Feb-10
Robert Mills	Serves as the Scheduler for the SPFD Arena Renovation Project, 15 years experience in project controls	Ellensburg Morgan Middle School Project	\$44M, 119K SF	GC/CM		Project Controls	Project Controls	Jul-15	Feb-17
		Wenatchee School District No. 246, Washington Elementary School	\$29.5M, 72K SF	GC/CM		Project Controls	Project Controls	Apr-15	Nov-16
		Wenatchee School District No. 246, Early Childhood Learning Center	\$6.1M, 19K, SF	GC/CM		Project Controls	Project Controls	Apr-15	Oct-16
		Wenatchee School District No. 246, Lincoln Elementary School	\$23.7M, 82K SF	GC/CM		Project Controls	Project Controls	Apr-15	Nov-16
		UW Bioengineering-Genome Sciences Building	\$150M, 265K SF	GC/CM	Project Controls	Project Controls	Project Controls	May-03	May-06

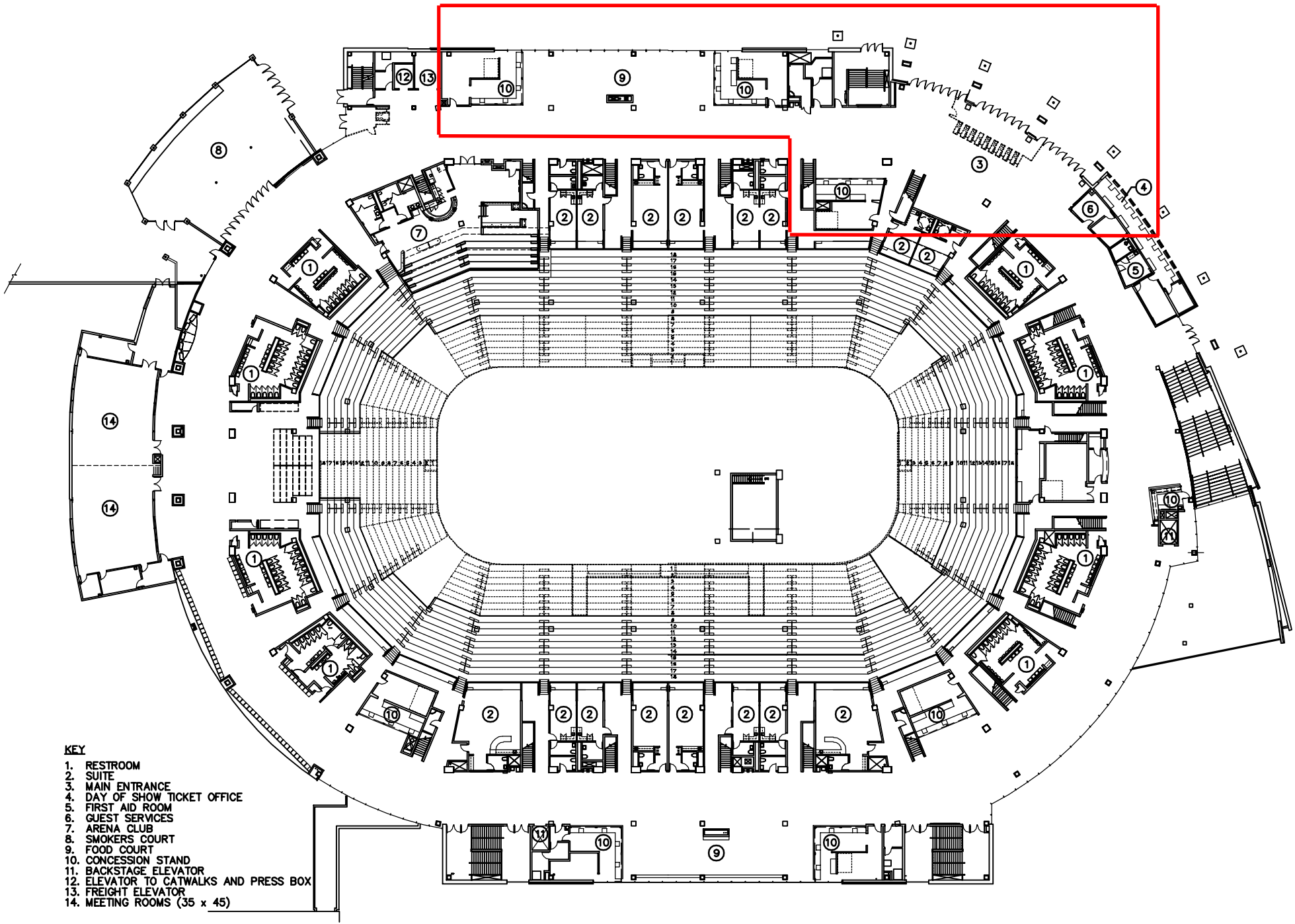
SPOKANE PUBLIC FACILITY DISTRICT CONSTRUCTION HISTORY 2006 - 2015

Project #	Project Name	Project Description	Contractor	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or schedule overrun
1	Spokane Veterans Memorial Arena 720 W. Mallon Ave. Renovation	720 Admin Building, complete renovation	Dardan Enterprises	D-B-B	2015	2016	2015	2016	\$2M	\$2M	NA
2	Spokane Veterans Memorial Arena Tap Room	Remodel	Yost, Mooney & Pugh Contractors, Inc.	D-B-B	2015	2015	2015	2015	\$175K	\$175K	NA
3	Spokane Convention Center Completion	90,000 SF New Addition and improvements to existing facility	Garco DB Team	D-B	2013	2015	2013	2015	\$50M	\$50.6M	Pre-DB expense, project development
4	Spokane Convention Center Skywalk	Skywalk added over Spokane Falls Blvd to new hotel	Garco	D-B-B	2014	2015	2014	2015	\$1.75M	\$1.75M	
5	Spokane Convention Center Expansion	160,000 SF New Addition and improvements to existing facility	Hoffman/Bouten JV	GC/CM	2003	2006	2003	2007	\$79M	\$90M	Material escalation and build to the budget approach reduced scope of the work
6	INB Loading Dock	Improvement/addition	Schimmels	D-B-B	May-07	Dec-07	May-07	Nov-07	\$1.5M	\$1.2M	
7	Spokane Convention Center Basement Renovation	Refurbish/Upgrade to employee spaces	Centerline	D-B-B	Jul-08	Oct-08	Jul-08	Oct-08	\$247K	\$257K	Owner requested change order
8	Arena NW Grille/ Absolut Grill	New F&B for Arena	Lydig	D-B-B	May-08	Dec-08	May-08	Dec-08	\$1.8M	\$1.6M	
9	S Block Parking Lot	Purchase multiple properties/improve for guest parking	Bouten	D-B-B	Jul-09	Oct-10	Jul-09	Oct-10	\$2.4M	\$3.3M	Extensive Contaminated Soils Issues
10	Arena Sound System	Upgrade	CCI	D-B-B	Aug-09	Oct-09	Aug-09	Oct-09	\$607K	\$618K	Additional scope added to the project
11	Ag Trade Re-Roof	Re-Roof	Cobra	D-B-B	Apr-10	Jun-10	Apr-10	Jun-10	\$600K	\$492K	
12	INB Backstage	Upgrade/Remodel	Walker	D-B-B	Mar-10	May-10	Mar-10	May-10	\$95K	\$95K	
13	Limerick Pub	New F&B venue on Arena concourse	Garco	D-B-B	Aug-11	Oct-11	Aug-11	Oct-11	\$156K	\$161K	Owner requested change order

14	INB Backstage Entry	Upgrade/improve security	Walker	D-B-B	Aug-11	Oct-11	Aug-11	Oct-11	\$98K	\$98K
15	Arena Lighting	Control upgrade/Retrofit	Garco/PowerCity	D-B-B	May-12	Sep-12	May-12	Nearing Completion	\$826K	Tracking Costs
16	INB Food & Beverage	New F&B at INB PAC	BN Builders	D-B-B	Jul-12	Sep-12	Jul-12	Nearing Completion	\$562K	Tracking Costs







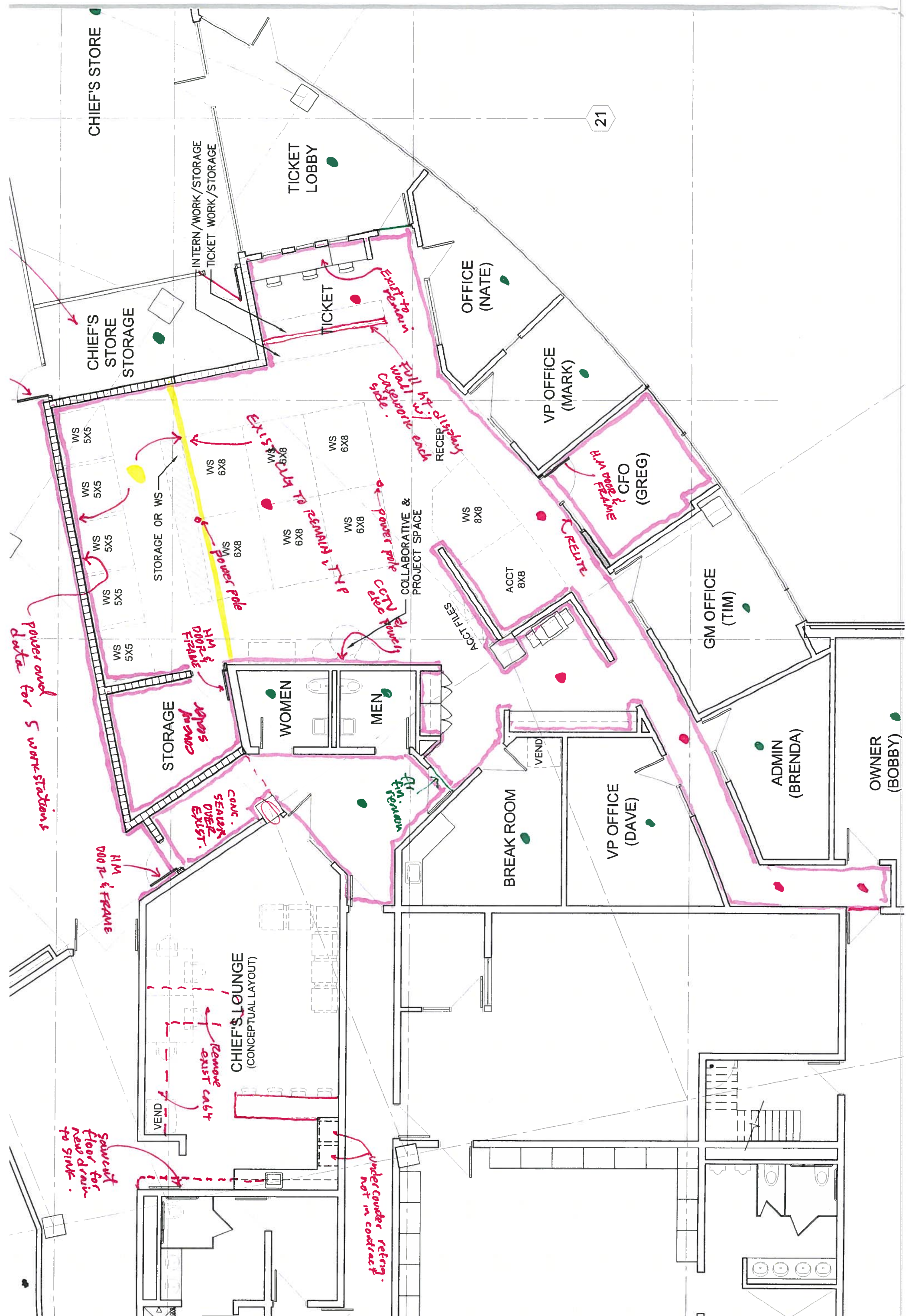
- KEY**
- 1. RESTROOM
 - 2. SUITE
 - 3. MAIN ENTRANCE
 - 4. DAY OF SHOW TICKET OFFICE
 - 5. FIRST AID ROOM
 - 6. GUEST SERVICES
 - 7. ARENA CLUB
 - 8. SMOKERS COURT
 - 9. FOOD COURT
 - 10. CONCESSION STAND
 - 11. BACKSTAGE ELEVATOR
 - 12. ELEVATOR TO CATWALKS AND PRESS BOX
 - 13. FREIGHT ELEVATOR
 - 14. MEETING ROOMS (35 x 45)



CONCOURSE LEVEL PLAN







21

CHIEF'S STORE

TICKET LOBBY

OFFICE (NATE)

VP OFFICE (MARK)

CFO (GREG)

GM OFFICE (TIM)

ADMIN (BRENDA)

OWNER (BOBBY)

WOMEN

MEN

BREAK ROOM

VP OFFICE (DAVE)

CHIEF'S LOUNGE (CONCEPTUAL LAYOUT)

INTERN/WORK/STORAGE
TICKET WORK/STORAGE

CHIEF'S STORE STORAGE

STORAGE

COLLABORATIVE & PROJECT SPACE

ACCT FILES

VEND

VEND

power and data for 5 workstations

*HIM & FRAME
000 R & FRAME*

sawcut for floor drain to sink.

Remove cabinet exist.

under counter refing. not in contract.

EXIST. TO HALL

*Full hgt display
wooden case*

*RELOCATE
H.A. FLOORLINE*

HIM & DOOR - FINISH

SEWER OVER EXIST.

Air Fin. Fan

power pole

power pole

COPY ROOM

WS 6X8

WS 6X8

WS 6X8

WS 6X8

WS 6X8

WS 6X8

WS 6X8

WS 5X5

WS 5X5

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