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 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): **Public Utility District No. 2 of Grant County, Washington ("Grant PUD")**
b) Mailing Address: **PO Box 878, Ephrata, WA 98823**
c) Contact Person Name: **Fallon Long** Title: **Senior Manager, Internal Services**
d) Phone Number: **(206) 637-1647** E-mail: **flong@gcpud.org**

1. Brief Description of Proposed Project

a) Name of Project: **Grant PUD New Ephrata Service Center (SC1)**
b) County of Project Location: **Grant County, Washington**
c) Please describe the project in no more than two short paragraphs. *(See Attachment A for an example.)*

The new regional Ephrata Service Center (SC1) will enable Grant PUD to better serve our customers and keep up with Grant County's growth and demand for services. Currently, Grant PUD's existing Ephrata Service Center is outdated and no longer functions to adequately fulfill the long-term needs of our organization and our customers. The existing facility has outlived its useful life and would require extensive upgrades and correction of deferred maintenance that is less cost effective and less functional than replacing it with a new, innovative facility. Grant PUD is unable to house all power delivery staff at the existing Ephrata Service Center, which has required additional expense for leased spaces and caused inefficiencies between cross-functional departments. The design and construction of the new facility will allow all necessary Power Delivery and Internal Services staff to be co-located, correcting inefficiencies between departments and will result in better service to our customers.

The new Ephrata Service Center will house the organization's power delivery control systems and dispatch center, power delivery construction and maintenance crews and equipment, power delivery engineers, one of the organization's warehouse locations, transportation and fleet maintenance, and other staff to support these functions.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (within DB Contract)	$	13,500,000
Estimated project construction costs (*including construction contingencies*)	$	150,000,000
Subtotal – Estimated Design-Build Contract Amount	**$**	**163,500,000**
Costs for Professional Services (outside DB Contract)	$	4,500,000
Equipment and furnishing costs	$	16,500,000
Off-site costs	$	2,500,000
Contract administration costs (owner, cm etc.)	$	10,000,000
Contingencies (owner)	$	13,000,000
Other related project costs (land, moves, transition to maintenance)	$	10,500,000
Sales Tax (8.4%)	$	15,000,000
Total	$	**235,500,000**

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 Ephrata Service Center project is funded 100% by Grant PUD Electric System revenue funds.

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.

DESCRIPTION	STATUS/DURATION
Procure Management Consultant (including Design-Build Advisor)	Completed
Procure Design-Build Legal Services	Completed
PDB PROCUREMENT	
PDB RFQ Advertisement #1	4/13/2023
PDB RFQ Advertisement #2	4/20/2023
Pre-Proposal Meeting	4/25/2023
PDB SOQ Due	5/4/2023
Grant PUD Selection Committee SOQ Review and Scoring	5/5/2023-5/15/2023
Notify Shortlisted Finalist Teams	5/16/2023
Issue RFP to Finalists	5/23/2023
PDB Interactive Meetings	5/31/2023-6/1/2023
PDB Management Plan and Fee Proposal Due	6/14/2023
Management Plan and Fee Review and Scoring	6/15/2023-6/23/2023
Announce Apparent Successful Proposer	6/27/2023
Contracting Negotiations	7/5/2023-8/22/2023
Grant PUD Contract Approval	8/23/2023-10/6/2023
Design-Builder NTP	October 2023
DESIGN AND CONSTRUCTION (*anticipated, to be refined with DB*)	
Project Definition Phase	Nov. 2023 – Mar. 2024
Design	April. 2024 – March. 2025
Construction	April 2025 – Jan. 2027
Closeout	Feb. 2027 – June 2027

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:

4.1 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?

This project meets all the required criteria for PDB delivery.

Utilizing a Progressive Design-Build (PDB) approach allows for collaboration between the Design-Build (DB) team and Grant County PUD (Grant PUD) staff. Progressive Design-Build procurement enables timely issue resolution, risk identification and mitigation, and the ability to provide greater resources and expertise early in the project schedule. The PDB delivery method allows the DB team and Grant PUD the ability to incorporate the organizations master development plan into the project.

4.2 If the project provides opportunity for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies.

By leveraging the expertise and collaboration of the DB team, we can influence cost with more comprehensive and accurate input from the builder during in the design process. The DB team can help weigh options and identify when key decisions are critical so that the budget and schedule can be most efficient. Some opportunities include early engagement of trade partners, identifying critical and long lead equipment, pre-ordering material and identifying organizational standards for future capital development.

In addition, a PDB approach increases the opportunity for Grant PUD participation, allowing for a higher level of integration between Grant PUD and the DB team during the programming and planning process. One such example is the ability to gain constructability, and planning feedback utilizing collaborative software such as Bluebeam Studio. By utilizing a PDB approach, we can refine the budget to scope requirements continuously with all key team members to ensure efficient delivery both in design and construction.

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

Progressive Design-Build enables and encourages early collaboration, which reduces the risk of rework both during design and construction and enables the contractor to fully understand the project through the design process. This eliminates the ramp up for them at the start of construction, thereby accelerating schedule over DBB. The DB team will get earlier access to identify infrastructure needs allowing for procurement of long lead items, which is especially relevant in today's construction market with limited production, labor shortages, and high demand. Phase permitting and design and construction overlap are opportunities enabled through the use of PDB that Grant PUD hopes to explore. Qualifications based selection will also ensure Grant PUD is able to select a builder who is well qualified to deliver the project in the relatively remote project location of Ephrata, where subcontractor availability can present challenges.

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:

5.1 How this contracting method provides a substantial fiscal benefit; or

Design-Build delivery provides substantial fiscal benefit to the community by reducing costs associated with escalation by expediting overall project delivery, confirming the budget early in design, and maximizing the opportunity to make design decisions with cost and constructability input. Using a best value selection process to facilitate procurement, Grant PUD will begin exploring budget and schedule options with the selected partner as early in the design process as possible. Progressive Design-Build delivery will allow Grant PUD to work with the DB team during the design process to plan sequencing and phasing of work, including bid packaging and locking in the overall Guaranteed Maximum Price (GMP) with foresight to construction and cost predictability.

5.2 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.

Traditional DBB would not afford Grant PUD the ability to engage the contractor in design, sequencing, planning, risk mitigation strategies, and ongoing operational support. This could result in a significantly longer overall schedule and increased cost to the Grant County PUD rate payers.

Progressive Design-Build affords higher project success rate in quality, time, and cost certainty as an integrated team can manage and resolve risks in a more effective manner than in traditional DBB delivery. Improved coordination, predictability, and efficient project delivery are hallmarks that are difficult to achieve in DBB procurement. Design-Bid-Build often results in higher rate of change, risks, and claims than that of integrated teams.

6 Public Body Qualifications

Please provide:

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

Grant PUD routinely manages projects of varying contract size and complexity. Our Enterprise Project Management Office (EPMO) has established standardized project framework for project teams to utilize to effectively communicate and manage projects. This framework ensure adequate resources are allocated to plan and manage projects, establishes and communicates project safety requirements, involves the necessary parties to ensure we maintain regulatory compliance, requires monthly project financial reporting, and maintains transparency in our handling of tradeoffs between risk, cost, schedule and resource utilization to achieve the desired project outcomes.

Because we are a public entity, our projects are typically delivered via the traditional, Design-Bid-Build, contracting method. Within the last 10 years our Power Delivery group has applied for, and delivered, 2 projects with Design-Build contracting procedures. The latest of these was a $40 million project consisting of substation expansions, rebuilds, and new builds at 8 locations, all of which were completed within 2 years. The D-B contracting enabled us to complete these projects in a much more streamlined manner and provide reliable power to our customers quicker than DBB contracting would have permitted.

With the EPMO we manage multiple projects throughout Grant County. At the dams on the Columbia River Grant PUD operates, we are managing projects to refurbish/replace generators, turbines, and plant equipment to extend the life of the power houses another 50 years. Much of this work has already been completed at Wanapum Dam. At Priest Rapids Dam this currently accounts for $300+ million in contracts. We are also completing heavy civil work on the west embankment at this location to mitigate for potential seismic activity that could cause catastrophic failures. Our EPMO group and project management framework aligns project decisions with Grant PUD's mission to safely, efficiently, and reliably generate and deliver energy to our customers by helping deliver projects successfully.

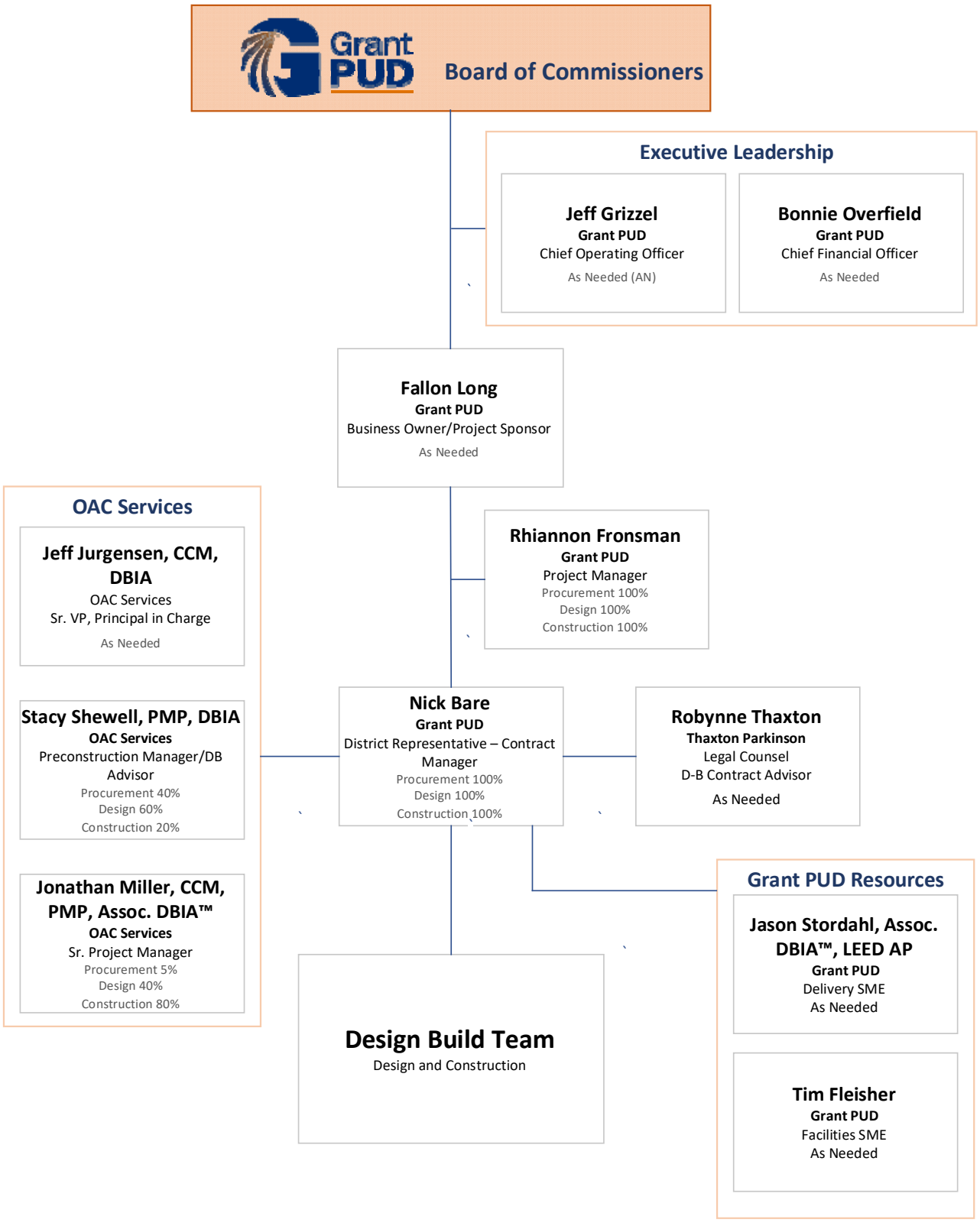
To this end, OAC Services has been retained to provide comprehensive Project and Construction Management and Owner Advisor services for the duration of Ephrata Service Center (SC1) project to supplement where Grant PUD lacks experience in D-B contracting. As one of the region's most experienced alternative delivery project management consultants, OAC has successfully managed Design-Build projects ranging from $2 million to $200+ million for clients including King County, Washington State University, the City of Spokane, Jefferson County Public Health District, Central Kitsap School District, Snohomish County 911 and Northshore School District, including fifteen PDB projects.

In addition, Grant PUD has engaged Thaxton Parkinson PLLC and Robynne Thaxton, JD, FDBIA, to assist it with developing a comprehensive and defensible procurement for the design-build team as well as a design-build contract that fairly allocates risk between the parties. Robynne Thaxton is a leading national expert in progressive design-build procurement and delivery who has assisted public owners with over 35 PDB projects in excess of $5 billion in total project value. Representative clients include: The cities of Seattle, Spokane, Tacoma, Portland, Richland, Wenatchee, Pasco, and Spokane Valley, WSDOT, the State of Washington, Western Washington University, University of California San Diego, Bonneville Power Administration, Grant County PUD, and the Toronto Transit Commission.

Organization chart on next page

6.2 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.)



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

Fallon Long, MBA Snr Manager Internal Services, Project Owner, Grant PUD

Fallon Long is an Army Veteran with over 18 years of experience of project oversight and management, program development, strategic planning and business operations management. Fallon currently serves as Senior Manager of Internal Services and leads Facilities, Security, Emergency Management and Transportation teams. She oversees all of Grant PUD's facility contracts, including architectural, engineering, and construction services. Fallon is strategically leading the implementation of Grant PUD's facilities master plan, including construction of the new Service Center. She is committed to ensuring the business value of the Service Center project is achieved to enhance the efficiency of the departments housed there and to better serve the expanding needs of Grant PUD's customers. Fallon is an exceptional communicator who regularly collaborates to achieve alignment with all departments supported by Internal Services.

She came to Grant PUD in 2018 from the Seattle Cancer Care Alliance (SCCA) in Seattle where she managed Security and Transportation. Fallon joined Grant PUD as Security Manager and utilized her prior experience to complete delivery of the in-flight access control and security systems project. Fallon oversaw Grant PUD's contract for access control and video management systems, as well as the security risk assessment, security and patrol contracts. She was instrumental in the delivery of Grant PUD's security risk assessment project and required FERC audit. She strategized and led the creation of an Emergency Management department including development of the comprehensive emergency operations plans and continuity of operation plans for Grant PUD. Fallon also led the development of security contingency and mitigation plans.

At Fred Hutch & SCCA she planned, managed and implemented access control and security systems and successfully managed transportation projects between SCCA and their partners (University of WA Medical Center, Seattle Children's, Fred Hutch & SCCA) throughout the Seattle area.

Nick Bare, Facilities Project Manager, District Representative – Contract Manager, Grant PUD

Nick has 11 years of construction project management experience. He has been with the Grant PUD for 3 years managing projects for their facilities department. He has managed a variety of projects maintaining asphalt roadways owned by Grant PUD, installing stormwater and drainage management systems, an existing building re-purposing/retrofit, and the pre-construction coordination for the maintenance of two of Grant PUD's domestic water reservoirs. During these projects he was responsible for coordinating the development of the contracts and contract documents, reviewing and directing logistics as needed to minimize the impact to day-to-day Grant PUD operations, and management of the contracts to complete the work. Prior to joining Grant PUD, Nick worked for Mortenson and helped manage a diverse array of projects including utility sized wind farms, infrastructure, education, hospitality, and a sports/entertainment arena. While with Mortenson, from 2012-2020, he helped manage the development and execution of various disciplines including wind turbine delivery and erection, geotechnical soil improvements, structural and aesthetic concrete, landscaping, waterproofing, shoring, structural and ornamental steel, framing, and finishing systems. His experience has been with both publicly and privately funded projects throughout North America with a wide array of delivery methods.

Rhiannon Fronsman, Project Manager, Grant PUD

Rhiannon has 20 years combined professional experience as a project manager, project coordinator, paralegal, enterprise technology administrative professional. Rhiannon joined Grant PUD in January 2019, supporting delivery of technology projects until transitioning to the Enterprise Project Management Office in 2021 for facilities projects where she has fulfilled project management and coordination responsibilities for the Ephrata Service Center, Moses Lake Service Center and Ephrata Headquarters maintenance and improvements projects, as well as the Priest Rapids & Wanapum Maintenance Center Domestic Water Tank Maintenance project. Rhiannon has significant expertise in procurement and contract development processes and understands how the discipline of project management integrates into the complex internal processes of a public power utility. She is an accurate and organized communicator and specializes in managing, tracking and executing successful project

management functions within the requirements of a project management framework. Her collaboration and coordination with project stakeholders provides them with opportunities for input from various disciplines on project elements along with keeping them updated on the latest activities related to scope, schedule, cost, risks and other project activities.

Tim Fleisher, AIA, Facilities Manager, Project Resource, Grant PUD

Tim Fleisher is a licensed Architect with 39 years of professional experience in Architectural consulting, project & building program development, and construction contract management. For the last 14 years, Tim has served Grant County Public Utility District (GPUD) as Facilities Manager. During that time, he has overseen the design and construction of $45m in new office & maintenance facilities as well as the operations & maintenance of 570,000sf of GPUD's existing facilities. Prior to joining GPUD, Tim spent 25 years in professional Architecture practice (Ellis-Feeney, Lewiston, ID; DOH Associates, Wenatchee, WA; and MulvannyG2, Seattle, WA) - including project & building program development and construction contract management as an Architect, Senior Project Manager, Group Leader, and a Principal at MulvannyG2. During those years, Tim was responsible for design and project management for medical and office facilities projects as well as small commercial to large retail developments. As a Group Leader and Principal at MulvannyG2, Tim led 9 regional teams across the US that included 180 staff and $600m+ each year in retail design, site development, and construction. His project delivery experience includes design-bid-build and design-build in both the public and the private sector.

Jason Stordahl, ASSOC. DBIA, LEED AP, Project Manager Power Delivery, Grant PUD

Jason has over 16 years of experience working in the construction industry. Jason started his career worked for a large North American commercial general contractor, after this he began working with a public owner. This has given Jason insight and experience working on projects with both the builder and owner side on Design-Build projects. Jason's construction experience includes a wide variety of types and sizes of construction projects from commercial buildings, hydroelectric, airports, train stations, fish hatchery's, electrical infrastructure, and renovations of existing facilities. Jason is now managing the Quincy Transmission Expansion Plan project at Grant PUD which consists of six new 230kV Transmission lines, one new switchyard, and expansion of two existing switchyards. He values integrity, being fair and reasonable in dealings with others, and building strong lasting relationships with his team.

Jonathan Miller, CCM, Assoc. DBIA, PMP, Project Manager, OAC Services

Jonathan has fourteen (14) years of construction industry experience, all with OAC. Jonathan has worked on a wide variety of projects including new builds on both greenfield and brownfield sites, complete renovations, additions, and TI projects. Jonathan's work experience includes schools, airports, libraries, tech industries, a Maintenance Facility, and a fire station addition. Jonathan has been the project manager on four (4) separate GC/CM projects, and two Progressive Design-Build projects. As project manager, Jonathan has managed projects as small as $250K, and as large as $98M. Jonathan is currently managing SVFD's New Maintenance Facility that is utilizing PDB under RCW 39.10. Jonathan successfully integrates with each client and adapts his project management style to fit their needs, and the needs of the project.

Stacy Shewell, DBIA, PMP, Preconstruction Manager & DB Advisor, OAC Services

Stacy has more than a decade of experience in the construction industry with a proven track record in alternative delivery of both Design-Build and GC/CM projects. She has worked on multiple Design-Build projects varying in scope, complexity, and design-build procurement style, from traditional to progressive, with a combined value over $500 million dollars. On these projects, she has acted both in Advisor and Project Manager roles, overseeing the procurement process, ensuring compliance with WA state RCW 39.10 and ongoing project management to ensure successful implementation of the alternative delivery process. Her Design-Build projects include two that were honored at the national level by DBIA for excellence in teaming and process.

Jeff Jurgensen, Sr. Vice President, CCM, DBIA, Principal in Charge, OAC Services

Jeff has over 29 years of construction experience. He has worked on six major capital Design-Build projects, one DB at Spokane International Airport, one K12 DB project with the Paschal Sherman Indian School in Omak, Washington, and led the City of Spokane with their first DB project, Spokane Central Services Center. He also has worked on over 15 major capital GC/CM projects in the state of Washington and assisted the Spokane Public School District in achieving agency certification for use of GC/CM. He is DBIA certified and very experienced and knowledgeable regarding the construction market in Washington.

Robynne Thaxton, JD, FDBIA, Thaxton Parkinson PLLC, Legal Counsel

Robynne is one of the leading experts in construction law and alternative procurement both in Washington State and on a national basis. Robynne serves on the Washington State Capital Projects Advisory Review Board and the Seattle Public Schools BEX/BTA Oversight Committee. She served on the National Design-Build Institute of America Board of Directors from 2010 - 2016. In addition, she is the current chair of the DBIA National Progressive Design-Build Resources Committee, which is drafting DBIA's Best Practices in Progressive Design-Build. She is the former chair of the DBIA National Education Committee, the committee responsible for updating DBIA's Best Practices and drafting the Progressive Design-Build Best Practices. She is the former chair of the DBIA National Contracts Committee and was instrumental in drafting and revising the DBIA form Design-Build contracts and subcontracts. Robynne has been a designated DBIA Design-Build Professional since 2005, is in the first class of Design-Build Designated Fellows and was named as a Washington Super Lawyer in 2010-2022. Robynne also received DBIA's Distinguished Leadership award in 2021. Robynne has assisted many public owners with their design-build projects. Recent representative projects include Toronto Transit Commission Bloor-Yonge Substation Expansion Project; City of Wenatchee Confluence Parkway Project; WSDOT Coastal 29 and Kitsap 24 Projects; Bonneville Power Administration's Secondary Capacity Model and Ross Complex Redevelopment Projects, Seattle City Light's Boundary Dam re-wind, Cedar Falls substation, and Elevator Renovation Projects, Western Washington University's Coast Salish House of Healing, New Residence Hall and Consolidated Academic Support Services building, City of Bothell's Fire station Projects, University of California San Diego Triton Pavilion, Los Angeles County Consolidated Correctional Facility project, Grant County PUD's Substation Reliability Project and Load Growth Project, Port of Seattle's International Arrivals Facility and Concourse D Hardstand projects, City of Richland's Firehouse and City Hall projects, and City of Portland's Portland Building project. Thaxton Parkinson PLLC is certified by Washington OMWBE as a WBE.

6.4 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.)*

See Attachment A

6.5 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.

Included in team member bios and attachment A.

6.6 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.

N/A

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

Grant PUD is well versed in delivering infrastructure improvement projects, since 2013, Grant PUD has delivered more than thirty such projects with a value of more than one million dollars each, some over $100 M. We understand that infrastructure projects and building projects have unique differences so for the delivery of the new Ephrata Service Center, we have engaged OAC Services to support our project team and help to ensure sufficient oversight and technical expertise to successfully deliver the project.

Grant PUD selected OAC through a competitive process for their background and depth of experience implementing similar projects around the region.

Refer to Staff Bios and Attachment A for additional details.

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

The project will be managed closely by Grant PUDs team presented in this application with the fulltime support of OAC services. OAC will support Nick in the day to day management of the project, meeting weekly (or more as needed) with Grant PUD to ensure the Design-Builder can work efficiently. Grant PUD has experience with large and complex projects and has the structure and processes in place to execute this project efficiently and effectively.

For the duration of the project, the day-to-day project manager and Design-Builder's Point of Contact will be Nick, responsible for coordinating interaction with Grant PUD leadership and stakeholders as appropriate to ensure timely decision making and direction in support of streamlined delivery of the project. Nick will be supported by Jonathan Miller and Stacy Shewell (OAC) in the development of the Progressive Design-Build approach, and collaboration with Grant PUD Procurement and Legal on the RFQ, RFP and PDB contract, and oversight of the project definition and design development phases of the project. Grant PUD has a high level of trust in OAC to establish the delivery approach, advise on the procurement and delivery process. Grant PUD will also employ the legal expertise of Robynne Thaxton with Thaxton Parkinson, PLLC who is highly experienced in the construction industry and alternative delivery methods, including Design-Build.

Additional organizational controls are outlined below:

Project Management and Decision Making

- Authority and decision-making responsibility will be provided by Fallon Long with implementation by Nick Bare.
- Weekly project meetings will occur to discuss, and plan project implementation and ensure resources are well aligned.
- Nick will be the Design-Builder's point of contact.

Communication

- Grant PUD will use established tools to consistently provide effective communications with all project stakeholders.
- Grant PUD will advertise the RFQ via common bidding platforms.
- During the RFP phase, the selection committee will meet with the shortlisted teams in a Design-Builder-led interactive meeting to discuss project objectives, project approach, project procedures and project specific ideas to allow the Design-Build team to complete their Management Plan.
- During project implementation regular project meetings will occur between the Owner team (Grant PUD and OAC), project stakeholders, and the Design-Builder to ensure the project is progressing as expected by the owner. Formal interim reviews of drawings, schedule and budget will also be conducted.

Project Progress

- The Design-Builder will be required to report on progress weekly.
- Formal reporting will be provided to the Grant PUD Commission during regularly scheduled monthly meetings. Additional "deep dive" updates may be provided at key milestones.

Budget Monitoring

- Nick and Jonathan will manage and track project estimates against budget on a regular basis throughout the project.
- Financial reporting will be provided and monitored by Nick and reported to Grant PUD leadership.

- A third-party cost consultant has been retained to evaluate Design-Builder cost estimates and GMP proposal, on an as needed basis, to demonstrate appropriate use of public funds.
- Target value design will be utilized during design, and the selected Design-Builder will need to demonstrate that they are highly skilled in this method of cost management as well as conceptual estimating.
- Grant PUD will maintain an owner contingency consistent with WA State statutory requirements, to address any owner driven changes or unforeseen conditions that arise after the GMP is established.
- A risk contingency will be established based upon a detailed project specific risk register, which will be developed collaboratively by the Design-Builder and the Grant PUD team.

Schedule

- The project schedule will be developed in collaboration with the Design-Builder during the initial planning phase of the work. They will be required to develop a highly detailed project schedule accounting for design, permitting, bidding, construction activities, occupancy, close out and warranty.
- The baseline schedule may be reviewed by a third-party scheduler prior to approval and incorporation into the contract during the GMP negotiation process.
- Weekly look ahead schedules will be delivered as well as updates with each pay application.

6.9 A brief description of your planned DB procurement process

Grant County PUD intends to follow a two-step, qualifications based, Progressive Design-Build procurement process as outlined below:

- Following PRC approval, the Request for Qualifications (RFQ) will be issued. RFQ will include draft Design-Build Agreement and outline of RFQ response requirements and evaluation criteria pursuant to Washington law.
- Statements of Qualifications (SOQ) received in response to the RFQ will be reviewed and scored by the selection committee based upon the criteria outlined in the RFQ to determine a shortlist of Finalist teams. Ideally three, but not more than five teams will be shortlisted.
- Shortlisted proposers will be invited to respond to a Request for Proposal (RFP), which will include team's project specific Management Plan, participation in Interactive Meetings and proposed Fee Percentage. Evaluation Criteria for the Proposal components will be outlined in the RFP and will specifically include the Finalists' inclusion plans for small, disadvantaged and OMWBE certified businesses.
- Selection of the successful Design-Builder will be based upon combined scoring of their SOQ and Proposal per the Criteria outlined in the RFQ and RFP.
- The Finalist with the highest combined score will enter contract negotiations with Grant PUD.
- Following selection and contracting of the Design-Builder, Grant PUD and OAC will participate in subconsultant and subcontractor procurement. Subcontractors will be procured using, lump sum, design assist, and Design-Build approach as deemed appropriate based on the content of each package and per the advice of the Design-Builder.

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

Robynne Thaxton with Thaxton Parkinson PLLC will represent Grant PUD as its attorney for all contracting needs associated with this project. Robynne has extensive experience in alternative project delivery contracts, including Design-Build and Progressive Design-Build, see her bio for additional details. Grant PUD will be using a modified DBIA form contract developed by Robynne and successfully used in many PDB projects in Washington State. The contract will be tailored to meet the specific needs of this 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

See Attachment B

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

Grant County PUD intends to maximize its use of PDB and will begin the design process with the selected DB team, therefore floor plans and sections have not yet been developed. Preliminary budgets are based on cost/square foot assumptions. A master planning effort was completed in 2021 to confirm need and inform base programmatic assumptions for planning and budgeting purposes. No concept site plans, floor plans or building sections have been produced as part of these efforts.

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.

None.

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

Grant County PUD is committed to diverse business practices. Outreach efforts will include, at minimum:

- **Owner Outreach:** An outreach meeting was held in February to encourage interest in this and other Grant PUD projects. MWBE participation goals were a topic of discussion.
- **Design-Builder Selection Criteria:** As an element to be scored in the SOQ and Management Plan, Design-Builders will be asked to describe their approach to ensuring MWBE subconsultant and subcontractor participation as well as their past performance with such participation.
- **Design-Builder Outreach Plan:** During the early planning phases of the project, the selected Design-Builder will be asked to provide a project specific outreach and procurement plan with special attention to providing opportunities to MWBE and local firms. The DB will be required to consider MWBE participation in the organization of their bid packages, including proving a procurement plan indicating procurement approach for each bid package and an identified participation target. This plan will require Grant PUD approval prior to implementation. The plan will also be required to outline outreach strategies, including but not limited to: training, mentoring, and public meetings designed to enhance interest and emphasize the encouragement for small, local, minority and women owned business participation.
- **Other:** Jonathan Miller currently serves as a board member on DBIA's Inland Northwest Chapter. The board is focused on improving current practices and depth of small, women and

minority owned businesses. The board is currently working with OMWBE to develop strategies on how to educate and assist local firms on the process of becoming a certified firm on OMWBE website.

- **Consultant Selection:** Thaxton Parkinson PLLC is certified by OMWBE as a DBE and WBE.

Central and Eastern WA have fewer certified firms than other parts of the state. Grant County PUD and OAC are committed to encouraging participation on this and future projects and improving access to certification by providing educational opportunities and outreach to disadvantaged 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 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.

The 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 agree to provide additional information if requested.

The 2021 Legislature updated RCW 39.10.330(8) stating that Design-Build contracts must require the awarded firm to track and report to the public body and to the office of minority and women's business enterprises (OMWBE) its utilization of the OMWBE certified businesses and veteran certified businesses. By submitting this application, you agree to include these reporting requirements in project contracts.

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

Signature: Fallon Long Digitally signed by Fallon Long Date: 2023.02.14 13:48:06 -08'00'

Name: *(please print)* Fallon Long *(public body personnel)*

Title: Snr Mngr Internal Services, Grant PUD

Date: February 14, 2023

ATTACHMENT A
STAFF AND CONSULTANT EXPERIENCE

Name	Affiliation/Role (Exp in section 6.3)	Projects	Construction Budget	Procurement Type	Pre-Design Role	Design Role	Construction Role
Nick Bare	Grant PUD						
		Priest Rapids & Wanapum Maintenance Center Water Reservoir Maintenance (work postponed to later date)	$1.5M	DB	District Representative		
		Multiple Utility-Sized Wind Turbine Projects over 3 years*	$1B +	EPC			Project Controls
		Elliott Bay Seawall Construction*	$410M	GCCM			Project Controls
		Bill & Melinda Gates Center for Computer Science & Engineering*	$80M	GCCM			PM (Structural and Finishes)
		Stanford South Lake Union Hotel (currently Astra Hotel Seattle)*	$76M +	Stipulated Sum			PM (Structural and Finishes)
		Climate Pledge Arena*	$1B	CMAR			PM (Concrete Package)
		*Project experience with previous employer, Mortenson Construciton					
Tim Fleisher	Grant PUD						
		Wanapum Water System	$1.3M	D-B-B	Project Owner		
		Priest Rapids Water System	$3.5M	D-B-B	Project Owner		
		Wanapum Maintenance Center Phase 1 (Warehouse, Blast & Paint, Vehicle Shop, Hazmat)	$10.4M	D-B-B	Project Owner		
		Wanapum Maintenance Center Phase 2 (Fabrication Shop, Office Annex)	$7.8M	D-B-B	Project Owner		
		Wanapum Maintenance Center Phase 3 (Hydro Office Building)	$10.4M	D-B-B	Project Owner		
		Wanapum Heritage Center (2010-2015)	$20.5M	D-B-B	Project Owner		
		CESS Facility Building Rebuild	$1M	D-B-B	Project Owner		
		Ephrata Headquarters Improvements	$4.1M	DB	Project Owner		
		Ephrata Service Center Improvements	$9.3M	DB	Project Owner		
		Moses Lake Service Center Improvements	$7.8M	DB	Project Owner		
Jonathan Miller	OAC Services,						
	Project Manager	Spokane Valley Fire Department – New Maintenance Facility	$8M	PDB	Project Manager		
		City of Liberty Lake Trailhead Golf Course	$6M	PDB	Project Manager		
		Chester Elementary School	$16M	GC/CM	Project Manager		
		Greenacres Elementary School	$17M	GC/CM	Project Manager		
		Riverbend Elementary Addition	$2.2M	GC/CM	Project Manager		
		CVSD HVAC Upgrades	$2.5M	GC/CM	Project Manager		
		Ridgeline High School	$98M	DBB	Project Manager		
Stacy Shewell	OAC Services,						
	Preconstruction Manager	Snohomish County 911, Emergency Communications Center	$35M	PDB	DB Advisor		
		Northshore School District, Elem. Mods. – SECC, FW, CS, WO	$51M	PDB	DB Advisor		
		Northshore School District, Elem. Exp. – SECC, FW, CS, WO	$77M	PDB	DB Advisor		
		Jefferson Healthcare, South Campus Replacement and Add.	$113M	PDB	DB Advisor		
		Central Kitsap School District – WSTSC	$83M	PDB	DB Advisor		
		Central Kitsap School District, Fairview Middle School	$65M	PDB	DB Advisor		
		King County Metro, Atlantic Base Yard Rehabilitation	$25M	GC/CM	PM & GC/CM Advisor		-
		Sound Transit, Sounder Maintenance Base	$100M	DB	Project Manager	-	-

Name	Affiliation/Role (Exp in section 6.3)	Projects	Construction Budget	Procurement Type	Pre-Design Role	Design Role	Construction Role
Stacy Shewell (Cont.)	OAC Services						
		Bothell Fire Stations 42&45	$36M	PDB	DB Advisor		
		Washington State Convention Center	$1B	GC/CM	Construction Contract Manager		-
		Juanita High School	$107M	GC/CM	Project Manager		-
		Washington State University, Spark Academic Building	$65M	DB	Project Manager		-
		Washington State University, Everett Academic Center	$65M	DB	Project Manager		
		Spokane Central Services Center	$15M	DB	Project Manager		
Jeff Jurgensen	OAC Services, PIC						
	Principal in Charge	Almira School District Replacement	$30M	PDB	PIC		
		Central Valley School District (6 GC/CM projects)	$180M	GC/CM	Project Manager		
		Washington State University Visitors Center	$2M	DB	DB Advisor		
		Washington State University Northside Residence Hall	$33M	DB	DB Advisor		
		Pascal Sherman Indian School	$16.5M	DB	Project Manager		
		City of Liberty Lake Town Square	$12M	DB	Project Manager		
		Nelson Service Center	$15M	DB	Project Manager		
		Spokane International Airport DB Parking Garage	$15M	DB	Project Manager		

ATTACHMENT B

CONSTRUCTION HISTORY

All projects completed or underway with budgets over $1M in the last 6 years

	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for budget or schedule overrun
1	Substation Reliability Project	Build New or Rebuild Existing for 8 Substation Sites	D-B	Nov-15	Oct-17	Nov-15	Oct-17	**$ 38,791,710**	**$ 40,026,609**	Owner requested scope changes and unforeseen conditions.
2	Mountain View Substation	Design and construction of new distribution substation	D-B-B	Jun-14	Dec-15	Jun-14	Sep-16	$ 9,380,518	$ 9,912,396	Owner requested scope changes and unforeseen conditions.
3	Rocky Ford - Dover	New 115kV Transmission Line	D-B-B	Jun-12	Dec-18	Jun-12	Dec-18	$ 7,057,440	$ 8,165,561	Permitting and Easement Delays. Unforeseen material escalation.
5	COL-RF 230kV	Construct new 230kV Transmission Line	D-B-B	Jan-09	Dec-13	Jan-09	Apr-15	$ 38,050,000	$ 35,438,806	No comments needed
8	Priest Rapids Right Embankment Improvement Project	Mitigation of potential for earthfill embankment failure due to future seismic activity	D-B-B	Jan-20	May-22	Oct-21	Ongoing 1/2024	$ 42,000,000	$ 60,981,690	Owner requested scope changes and unforeseen conditions prompted by COVID.
9	Powerhouse Upgrade Field Work	Labor contract to upgrade the ten sets of Priest Rapids Dam turbines, generators, governors, and selected balance of plant equipment. Materials provided by other contracts.	D-B-B	Feb-16	Dec-26	Feb-16	Ongoing 12/2027	$ 59,980,218	$ 60,055,218	Unforeseen conditions prompted by COVID.
10	Priest Rapids Dam Generator Rehabilitation	New stator winding, rotor pole refurbishment, ventilation system modifications and monitoring systems, and thorough engineering analysis for all remaining components of the generator for a 50 year life extension.	D-B-B	Jun-15	Dec-26	Jun-15	Ongoing 12/2027	$ 153,000,000	$ 195,000,000	Owner requested scope changes and unforeseen conditions prompted by COVID and material escalation.
11	Priest Rapids Turbine Upgrades	Supply new, improved efficiency turbine runner & refurbish a variety of exiting turbine components to extend the useful life of the entire turbine units another 50 years.	D-B-B	Jun-14	Dec-26	Jun-14	Ongoing 12/2027	$ 61,598,877	$ 100,384,484	Owner requested scope changes and unforeseen conditions prompted by COVID and material escalation.
12	Generator Upgrade of Ten Units for Wanapum Dam	Upgrading the generators to more efficient and higher output units.	D-B-B	Jan-09	Jan-18	Jun-09	Dec-21	$ 149,677,859	$ 154,262,318	Owner requested scope changes and unforeseen conditions prompted by COVID.