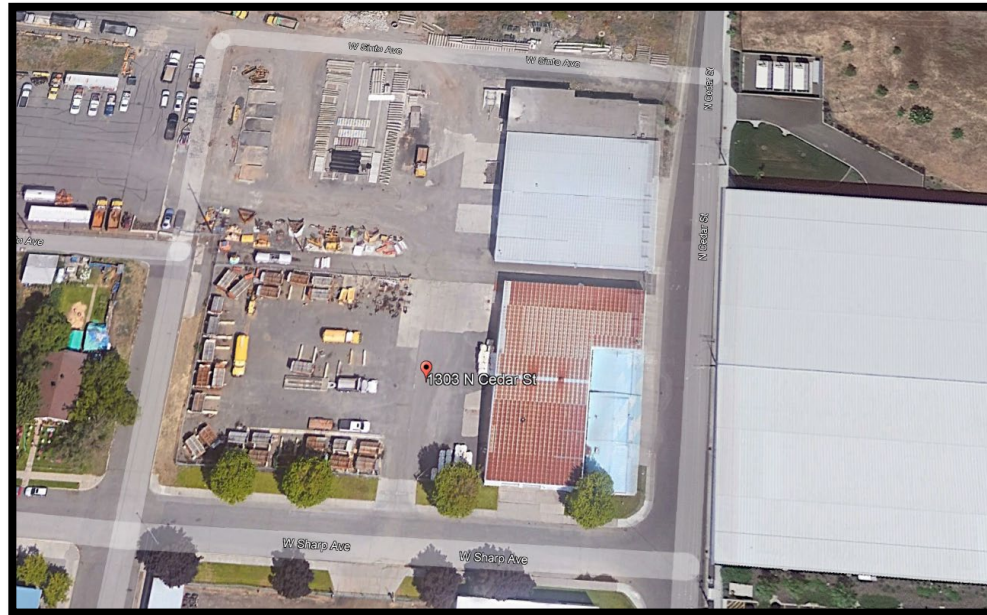


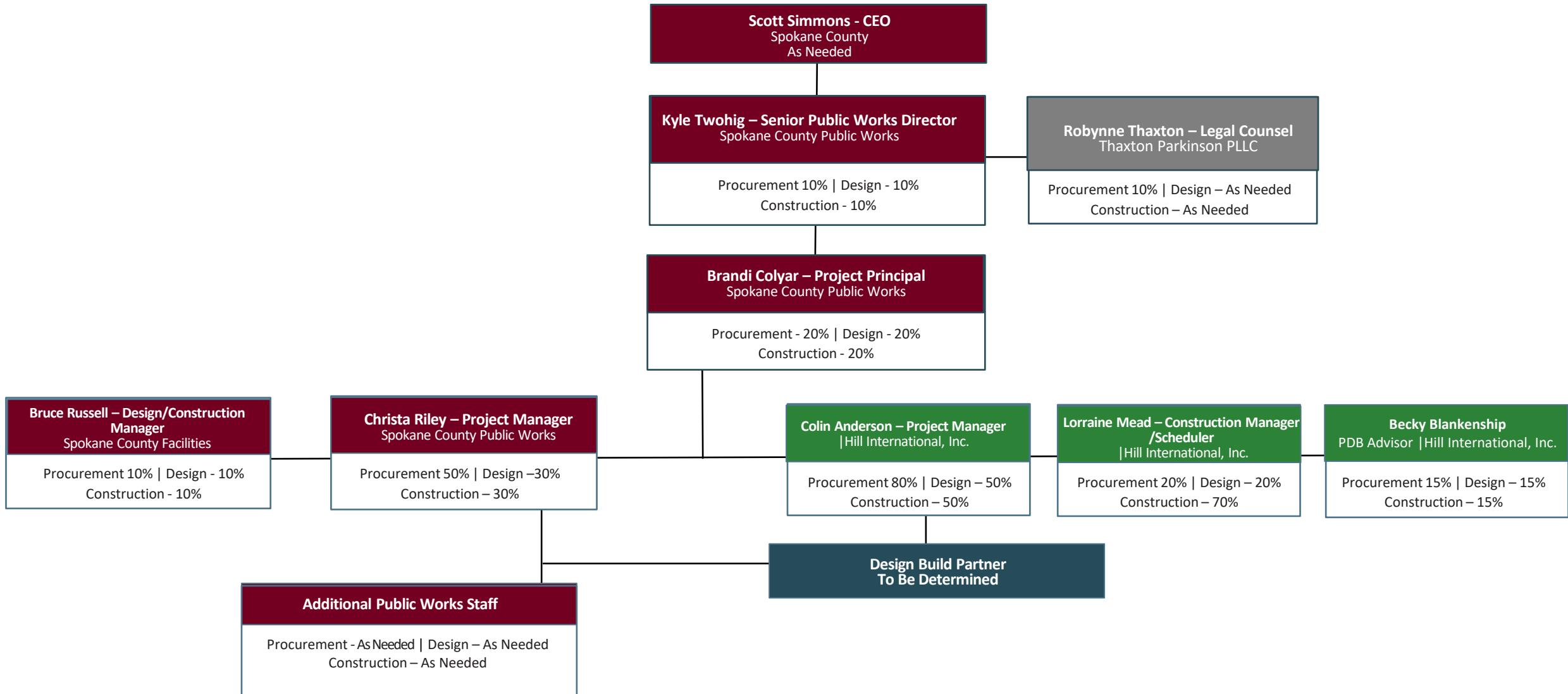
Spokane County Public Works

# Public Works Operations Building

Project Review Committee Presentation

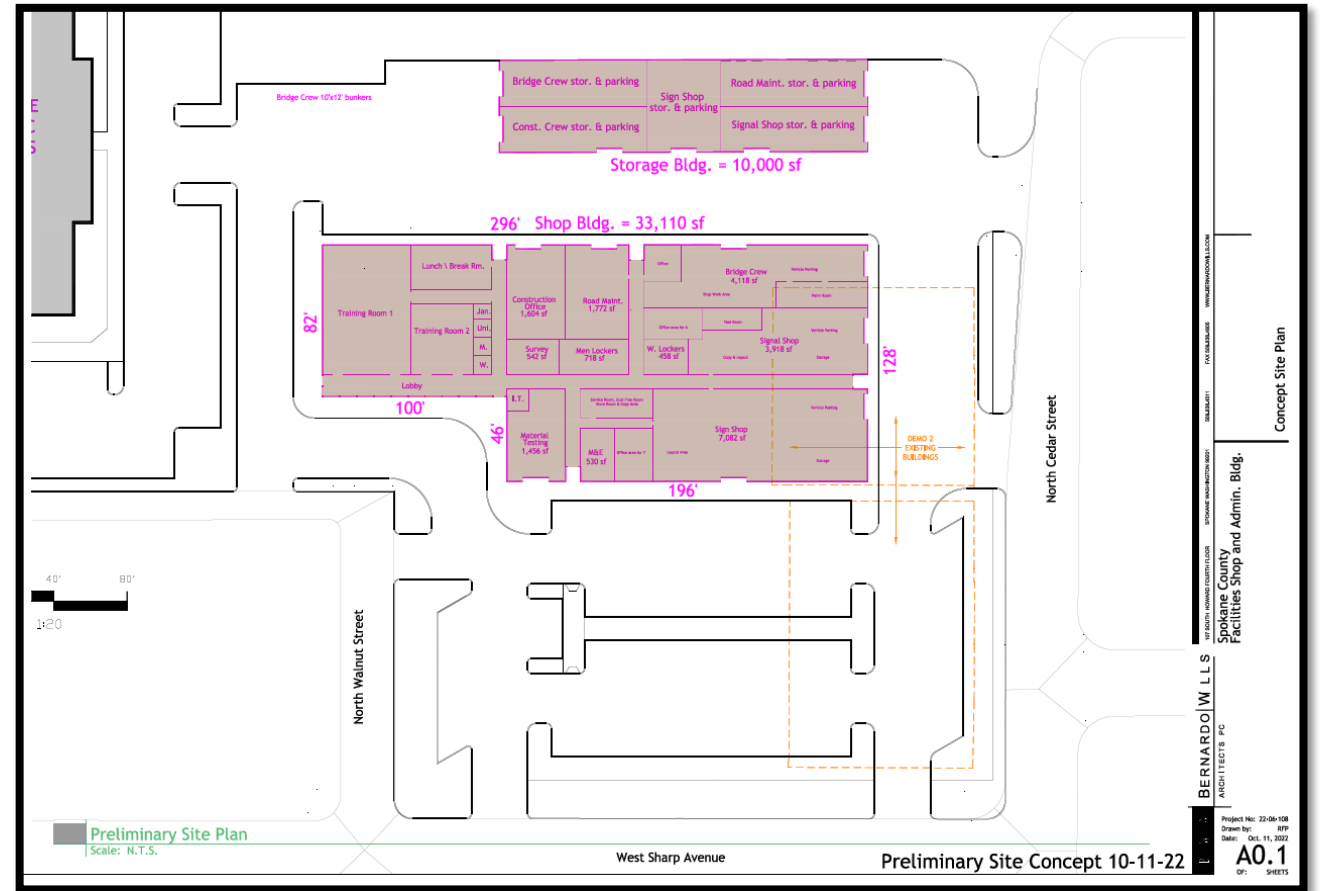


# Organizational Chart



# Project Overview

- Progressive Design-Build
- Demolition of existing, dilapidated buildings
- Construction of new Operations Building for 4 Public Works field crews
- Project located on brownfield site with complex environmental history
- Goals: Site clean up, spaces designed for crews workflow, group training area, more efficient operations



# Preliminary Site Plan – Existing Conditions





# Project Need – Exterior View



*Heavy water damage and structural damage to exterior of all buildings*





# Project Need – Current Location of Crews





# Project Need – Interior Photos



*Black mold on walls*



*Water damage and structural damage to walls, floors, and ceiling*



*Water damage and structural damage to walls*

# Preliminary Project Budget

Project Budget	
Costs for professional services (A/E, Legal, etc.)	\$50,000
Estimated project construction costs (including construction contingencies)	\$15,000,000
Equipment and furnishing costs (included above)	\$400,000
Off-site costs	\$600,000
Contract administration costs (owner, CM, etc.)	\$350,000
Contingencies (design & owner)	\$1,600,000
Related costs (inspections/testing, NREC, SEPA, Geotechnical, Report, Commissioning)	\$400,000
Sales Tax	\$1,600,000
<b>Total</b>	<b>\$ 20,000,000</b>



# MBE/DBE Inclusion Strategy

## Past Inclusion Strategies

- In the past 2 years, Public Works has delivered \$1.73 million in participation by small, women and minority-owned businesses
- Federal grant funded projects assigned goals upwards of 20% participation based on the availability of certified businesses. The County has met or exceeded federal goals for its projects.
- Extra points have been available in scoring RFQs and RFPs for small, women and minority-owned businesses



# MBE/WBE Inclusion Strategy

## Operations Building Inclusion Strategies

- Procurement
  - RFQ – past utilization performance on completed projects (pass/fail)
  - RFP - project specific, detailed inclusion plan for outreach and procurement (~10% of score, establish goal)
  - Include DBE/MBE team members in proprietary meetings & interviews
- Design/Validation Phase 1
  - Ensure contractual flow-down provisions are achievable for DBE/MBE firms
  - Provide Progressive Design Build training/mentoring
  - Require utilization tracking - % of overall construction cost paid out to DBE/MBE firms
  - Include DBE/MBE team members in key meetings, encourage & support mentoring processes
- Construction Phase 2
  - Require utilization transparency & tracking - % of overall construction cost paid out to DBE/MBE firms
  - Ensure extensive outreach during subcontractor & vendor procurement
  - Consider breaking up bid scopes to encourage DBE/MBE participation
  - Diversity Champion – monitor inclusion utilization throughout projects to ensure performance expectations are being fulfilled





# Preliminary Project Schedule

## Activity

## Projected Date

Procure PDB Project Management Consultant

Completed

PRC Presentation

March 24, 2023

PDB RFQ Advertisement

April 10, 2023

Issue RFP

May 18, 2023

Select Design-Builder

June 23, 2023

Design-Builder Contracted

July 7, 2023

Preliminary Design/Programming

Fall 2023

Existing Building Demolition

Fall 2023

Site Clean Up/Mitigation

Spring 2024

Design

Fall 2023-Summer 2024

Final Design and Permitting

Summer 2024

Begin Construction

Summer 2024

Building Completion

Summer 2025

# Benefits of Progressive Design-Build Delivery

## **RCW 39.10.300(1)(b) “Greater innovation or efficiencies between designer and builder”**

- Capitalize on the early collaboration between designer and builder create a space that provides a more appropriate workspace for field departments, focusing on improving workflows for crews and efficient site clean up and mitigation.
- Progressive Design-Build (PDB) offers the best opportunity for creative phasing to keep major systems functional with minimal disruption in an occupied space and allows the team to better understand existing operations.

## **RCW 39.10.300 (1)(c) “Significant savings in project delivery time”**

- PDB allows for engagement with the entire team prior to development of predesign documents and shortens the overall schedule, while collaboration between the designer and builder in advance eliminates time spent on redesign or claims during construction.

## **RCW 39.10.280(2)(a) “Substantial Fiscal Benefit”**

- Contractor and key trade partners are all on board to provide real-time cost feedback on design and construction and can capitalize on the use of Target Value Design process.
- Transparency of all budgets from the outset allows for the best use of taxpayers' dollars.
- Creativity in seeking alternate options to adapt to market volatility & supply chain issues



# PDB Procurement Approach

## Request for Qualifications

- Successful experience w/ projects of similar scope and complexity
- Team organization
- Experience developing GMP collaboratively with Owner
- Shortlist no more than three finalists
- History in soliciting and/or utilizing MWBE subcontractors
- Include draft contract

## Request for Proposals

- Management approach specific to the project
- Innovation and problem-solving
- Interactive proprietary meetings
- Statutorily required evaluation factors, MWBE inclusion plan/past performance, tracking
- Price related factor: Fee
- \$5,000 - \$6,000 honorarium
  - Limited required proposal submittals
  - Consistent with other projects



# Questions and Answers

**1. On question 10 regarding the RFP scoring components. What is the typical weight of this portion of the total points? (You are encouraged to have the DBE/MBE to participate in the written response and interview. It's a great way for MBE/DBE to participate, get exposure and experience in a different type of pursuit.)**

Spokane County does not have a specific breakdown of OMWBE targets at this time. We are working closely with Hill International to ensure significant efforts are undertaken to provide adequate outreach and recruitment including training of staff, scheduling of outreach efforts, establishing goals and verifying that the DB project is posted on the contracting opportunities through Washington State Office of Minority and Women's Business Enterprises.

Public Works typically assign 5-10 Points out of 100 for RFQ submittals for firms to meet DBE/SBE Goals and their history of use or participation plan consistent with WSDOT local agency Guidelines. The use of Alternative delivery is new to our agency, and we value the recommendations provided here by the PRC and Hill International as we prepare the RFQ for advertisement in the next few weeks.

**2. Who is your inclusion champion?**

Doug Morton will act as the inclusion Champion for the Operations Building project. Doug is the Contracts Administrator at Spokane County and currently acts as the Title VI and DBE coordinator for Capital Projects. Doug has attended training through OMWBE, WSDOT, and FHWA. Doug is responsible for ensuring inclusion measures are implemented throughout projects. Doug is familiar with and responsible for monthly reporting and tracking of DBE/MBE utilization and reporting to the office of OMWBE. Doug also monitors billing to ensure prompt payment to our DBE Subcontractors.

As described in the previous response, Spokane County will partner with Hill International to establish a plan to provide opportunities for small, women and minority-owned businesses on this project. As Alternative Delivery is a new process to Spokane County Public Works, Hill will be leading this endeavor, but all members of the Team will be involved in the outreach process to encourage OMWBE participation. This will provide opportunity to educate multiple staff members from various departments throughout the County on this process and establish best practices that could be used on other projects throughout the County.



# Questions and Answers

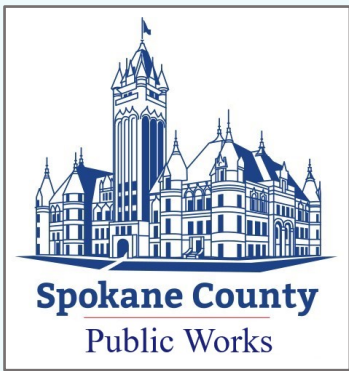
**3. Could you place DBE/MBE data in your attachments? On Attachment B, MBE/DBE forecast and actual data columns would be valuable information.**

The 2 Year history of DBE Goals and Estimated Utilization have been supplemented to Attachment B for Public Works Road Construction projects. Spokane County includes the use of OMWBE firms as consideration for scoring of RFQs and RFPs. This process has provided for the use of OMWBE certified Businesses participation on our projects, however the County has not previously tracked the utilization amounts for projects outside of Public Works. Project totals are tracked by Firms and available through the Spokane County Purchasing department for Vendors and Businesses interested in this data.

## PRC Review Committee Question #3 Supplement

2 Year Project History for Road Construction Projects		
Project	Percentage	DBE est.
Country Homes Boulevard	10%	\$54,899.91
Elk Chattaroy	10%	\$73,373.30
Geiger 1	6%	\$199,277.33
Geiger 2	2%	\$99,492.78
Bigelow 6	13%	\$838,460.90
Bigelow 5	6%	\$201,293.39
Frideger Bridge	3%	\$31,198.88
Wellesley RR	7%	\$15,502.10
Waikiki Bridge	11%	\$49,483.17
Little Spokane Path	15%	\$51,998.10
Sunset Bridge	13%	\$30,769.44
Guard Rail Safety	12%	\$72,118.14
N Kentuck Trail Bridge	4%	\$9,015.04
<b>Total</b>		<b>\$1,726,882.47</b>

Current Projects Final Utilization TBD		
Project	Percentage	DBE est.
Bigelow 2	17%	\$1,700,000.00
Brooks Road	12%	\$339,000.00
<b>Total</b>		<b>\$2,039,000.00</b>



**HILL**  
Hill International

**THANK YOU**