

State of Washington  
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): [Kennewick Public Facilities District](#)
- b) Mailing Address: [7016 W. Grandridge Blvd. Kennewick, 99336](#)
- c) Contact Person Name: [Corey Pearson](#) Title: [Executive Director](#)
- d) Phone Number: [509-737-3701](#) E-mail: [cpearson@3riverscampus.com](mailto:cpearson@3riverscampus.com)

**1. Brief Description of Proposed Project**

- a) Name of Project: [Three Rivers Convention Center Expansion](#)
- b) County of Project Location: [Benton](#)
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

The Three Rivers Convention Center (TRCC) Expansion Project is a long-anticipated and needed addition to the existing 80,994 s.f. existing convention center. Construction of the original project was delivered via design-build in 2004. The Tri-cities region has enjoyed steady population and economic growth in the last 2 decades, and expansion of this facility will capture some of the convention center business being lost to other communities due to the limited space available in the existing building.

The Expansion project is anticipated to include a total of approximately 115,000 s.f. of new construction including a 60,000 s.f. exhibit hall, 20,000 s.f. of public lobby / concourse, 25,000 s.f. of back-of-house support spaces and 10,000 s.f. of administrative, support and MEP spaces. The project will include parking and other site improvements and will be built on property currently owned by the City of Kennewick. The project is funded by the City of Kennewick and will be owned and operated by the Kennewick Public Facilities District (KPFDF).

**2. Projected Total Cost for the Project:**

**A. Project Budget**

|   |                      |
|---|----------------------|
| Costs for Professional Services (A/E, Legal etc.)                                     | \$ <b>4,870,000</b>  |
| Estimated project construction costs ( <i>including construction contingencies</i> ): | \$ <b>50,780,000</b> |
| Equipment and furnishing costs  | \$ <b>1,120,000</b>  |
| Off-site costs  | \$ <b>400,000</b>    |
| Contract administration costs (owner, cm etc.)  | \$ <b>1,260,000</b>  |
| Contingencies (design & owner)  | \$ <b>4,240,000</b>  |
| Other related project costs (briefly describe)  | \$ <b>1,680,000</b>  |
| Sales Tax   | \$ <b>5,300,000</b>  |
| <b>Total</b>  | <b>\$ 69,650,000</b> |

*\*Other related project costs include Geotech, survey, special inspections, NREC inspections, commissioning, utility fees, permit fees, traffic engineering, advertising etc.*

**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*

[KPFDF has been working hand in hand with the Kennewick City Council to secure adequate funding. The project is funded through a variety of sources including the general fund, various capital](#)

improvement funds, and various sales tax funds. Funds will be fully secured by March 2024, prior to the selection of a PDB contractor.

**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.

| TASK  | TARGET COMPLETION DATE         |
|---|--------------------------------|
| Procure Project/Construction Management Team  | Completed                      |
| PRC Approval                                  | January 25, 2024               |
| <b>Design-Builder Procurement (tentative)</b> |                                |
| First publication of RFQ for PDB Team         | January 28, 2024               |
| Second publication of RFQ for PDB Team        | February 4, 2024               |
| Pre-Proposal Meeting                          | February 12, 2024              |
| A3 SOQ's Due                                  | February 22, 2024              |
| Shortlist Finalists                           | February 29, 2024              |
| Interactive Meetings                          | March 14, 2024                 |
| Proposals Due                                 | April 2, 2024                  |
| Winner Announced                              | April 9, 2024                  |
| Board Approval                                | April 15, 2024                 |
| <b>Validation Complete</b>                    | July 30, 2024                  |
| <b>Design</b>                                 | August 2024 through April 2025 |
| <b>Construction (Multiple Packages)</b>       | January 2025 through June 2026 |

Employing staff or hiring consultants to manage the project if not already employed or hired:

KPFD has completed an A/E procurement process following RCW 39.80 and has contracted with ALSC Architects as their designer of record for this project. ALSC will contract with the selected PDB contractor for the completion of the Schematic Design and subsequent phases through Project Completion. All PDB contractors will be made aware that ALSC is the selected designer of record for the duration of the project.

KPFD, through a public procurement process has retained the services of Turner & Townsend Heery to provide progressive-design-build advisory and project/construction management support for the duration of the project.

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

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

- If the construction activities are highly specialized and a DB approach is critical in developing the construction methodology (1) What are these highly specialized activities, and (2) Why is DB critical in the development of them?

The Three Rivers Convention Center is located in close proximity to the Toyota Center and Toyota Arena and is collectively referred to as the Three Rivers Campus. The Three Rivers Campus hosts over 400 event days annually, including sporting events, conferences and other major activities. The proposed additional sq. ft. is being built in the heart of the Three Rivers Campus. The construction of the new space cannot impede on the daily operations of the Three Rivers Convention Center or the Other public facilities on campus.

It is imperative that we have an experienced PDB team that understands the importance of working around an occupied campus with events that cannot be disrupted. We need to work with an experienced PDB team to identify the best schedule, methods, and phasing of the project to minimize

or eliminate any conflicts with daily operations. By utilizing an experienced and qualified PDB team we will identify a schedule and phasing plan that will allow day-to-day operations to continue without disruption.

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

The KPF D's procurement approach will be to solicit and procure the PDB Contractor to join our current Design team. Selection of the DB Contractor will be based on their qualifications and experience, relevant to the delivery method and the specific nature and challenges of the project. For this project, the PDB team will preferably have successful experience delivering multi-phased progressive design projects for public use convention center facilities on owner-occupied sites, with the goal of selecting the most qualified Contractor to join our Design Team for our specific project.

One of the primary benefits of design-build delivery is the ability of the Contractor to collaborate with the Design Team during design to increase the efficiency and constructability of the project. The Designer and Contractor will have the opportunity to collaborate and innovate to realize efficiencies in the design, material selection, constructability, scheduling, and phasing of the project. Having both the Contractor and Designer on board during the design process will also allow them to work together to explore and confirm existing building systems, structure and materials that will need to be taken into consideration for the design of the new facility expansion. The PDB approach will also allow the KPF D and their stakeholders to collaborate with the selected PDB team to maximize the scope of the expansion given the fixed budget.

Additionally, by working together as a collaborative team during design, the PDB team (Contractor, Subcontractors & Designer) can reduce possible errors and/or omissions in scope and develop the most efficient construction methods to maximize the value to the KPF D.

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

By empowering the PDB team with the responsibility for the project requirements/scope along with the project budget and schedule the PDB project delivery method lends itself to a more streamlined approach to design and construction than is typically afforded by other delivery models. We anticipate that the combination of real-world knowledge and field experience of the PDB Contractor with the current design team's philosophy, knowledge of the existing TRCC building, local codes and facility type design will lend itself to time savings during the design and construction process.

PDB offers the opportunity for early procurement/bid/construction packages. There may be the opportunity to plan the construction and design process so that we have an early bid/construction package for that work. If allowed, this approach alone could easily result in a savings of several months in project delivery time over what would be afforded by the more typical Design/Bid/Build (D/B/B) delivery method.

Currently the construction industry is experiencing challenges in the supply chain related to the procurement of construction materials and equipment. The current procurement lead time for some construction related materials and equipment has more than doubled or tripled over what it was pre-COVID. The PDB approach will allow the team to monitor the supply chain as design progresses and would allow us the opportunity for early procurement of any materials and/or equipment that has long lead times, and is deemed critical to the project schedule, prior to the completion of final design and/or very early in construction.

The preparation of a construction schedule by the PDB contractor in collaboration with the design team and Owner yields a detailed, realistic Critical Path Method schedule. This schedule will assist the team and other impacted adjacent operations in timely decision making and anticipation of disruptions due to

construction activities. This process under PDB leadership will save untold time and expense in risk avoidance.

Lastly, the convention center expansion project must be completed and ready to host events by July, 2026 to coincide with the opening of a new hotel on the campus by developer, A1 Pearl. These two projects need one another in order to be successful. The additional sq. ft. of convention center space needs additional hotel space, which is being completed by A1 Pearl. The new hotel needs additional convention center space to “get heads in beads.” While the two projects are different in nature, they have a reciprocal relationship in order to be successful and generate the required revenue. For these reasons, we must partner with a highly qualified PDB team that can schedule and sequence the work to ensure we are ready for events by July 1, 2026.

## 5. Public Benefit

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

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

Regarding potential fiscal benefit or cost savings utilizing PDB delivery, the KPF D’s team believes that:

- Traditional D-B-B contract methods do not benefit from the contractor’s perspective of adding value into the project during the design phase. The added fiscal benefit gained through using the D/B’s expertise in value added measures, value engineering and constructability reviews in all phases of the design rather than merely single points on a schedule. D/B recommendations on product or quality standards and developing a complete, understandable and cost-effective construction document set will assist the team in controlling cost increases.
  - Reduction in programming and design time could result in savings of time in the project schedule. Considering a combined value of construction escalation that has recently been fluctuating in the range of 10-14% per year, the resultant savings could equate to approximately 1% per month.
  - By planning for and utilizing early procurement packages for long lead time materials and/or equipment, we can ensure that those items will be onsite at the appropriate times and ready for incorporation into the project, avoiding the potential of added costs and schedule delay due to untimely acquisition/delivery of critical materials that might otherwise be experienced in a D/B/B project.
  - A broader Reach of Qualified Subcontractors is possible in PDB. Retaining a contractor via the PDB method is much more likely to result in predictable costs and broader subcontractor bid coverage. The PDB and KPF D can develop a subcontracting plan that meets project requirements resulting in increased competition, and if needed qualified subcontractors. Additionally, the PDB method allows for more focused DBE outreach to the local and regional market.
  - The PDB contractor can exercise greater control in the assembly and tailoring of bid packages and subcontractor qualifications to reduce the expense and risk of potential for non-responsible bidders and/or non-responsive bids.
  - Real-time, subcontractor-verified cost estimates during the design process can occur. The D/B contractor can engage subcontractors to accurately reflect the current market conditions and validate scope and budgets in real time.
  - Finally, because in PDB delivery the Design Team is under contract with the Contractor rather than the Owner, the KPF D’s risk of change order costs resulting from errors and omissions in the bidding and construction documents is greatly reduced.
- 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.

Utilizing the traditional D/B/B delivery method is not practical for this project, primarily due to volatility in construction costs, availability of products and materials, the supply chain issues that exist in the current market, and the need for adjacent facilities to remain open and operating during construction. Additionally, D/B/B does not lend itself well to occupied sites, where daily operations cannot be affected by construction activities.

Unlike D/B/B, PDB delivery allows us to work with our designer, contractor and subcontractors to monitor and adjust to these market conditions during design and take measures during both design and construction to minimize the potential of related impacts on the project scope, budget, schedule and current facility operating needs.

The PDB contractor will play an important role in the design phase by preparing a construction and logistics plan that considers the factors of safety, noise, odor and dust control which will be very important specifically for adjacent ongoing operations of the existing TRCC and Toyota Center Arena. The PDB team will be able to inform the team of potential risks associated with all aspects of the project, allowing appropriate planning for risk reduction strategies prior to breaking ground. This level of coordination is crucial to project success and not practical in D-B-B.

The PDB delivery method offers several attractive advantages and opportunities over a D/B/B delivery method. Some of those include:

- The ability to have collaborative discussions that include the KPF, the Architect and the Contractor and make impactful, informed decisions during the design process based on established design standards, long-lead unique equipment procurement and schedule management.
- The validation phase will provide the opportunity to align the scope with the budget before design begins. Having a design that exceeds the available budget can be a schedule killer to any project, so aligning the scope with the budget before design begins is paramount for this project.
- The potential to save time and money in the design and construction phases of the project.
- The ability to establish certainty of total project cost (Guaranteed Maximum Price) significantly earlier in the project schedule.
- The ability to utilize separate, early procurement packages for equipment and materials that are experiencing availability and/or supply chain issues and might not otherwise be available with timing that is conducive to our project schedule.
- Allows for the KPF to hire both the General Contractor and Design Team under one contract and involve both entities along with the Owner as collaborators during design, bidding and construction.
- Utilizing the combined strength of highly qualified design and construction professionals, who have a contractual relationship, will provide for better communication and will allow the team to more efficiently design to the desired scope, and schedule requirements.
- Reduction in the KPF's "risk" for change orders and costs increases due to errors/omissions in the bidding and construction documents.
- Allows the Contractor to inform the Owner and Architect of forecasted market, materials and labor conditions and for the team to plan and design accordingly to avoid potential cost and schedule impacts.

## 6. Public Body Qualifications

Please provide:

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

See Attachment A

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

### **Corey Pearson – Executive Director, Three Rivers Convention Center**

Corey Pearson has made significant contributions to the development and management of public facilities. In 2009, he was appointed Executive Director for the Three Rivers Campus in Kennewick, Washington, which includes the Three Rivers Convention Center, the Toyota Center, and the Toyota Arena. One of his notable accomplishments was overseeing the construction of the SpringHill Suites by Marriott, a privately owned hotel that is connected to the Three Rivers Convention Center, which opened in 2015.

Prior to his work in Kennewick, Corey served as General Manager for the Rockford, IL Metro Centre and the Coronado Theater for seven years, where he spearheaded a \$20 million renovation to the Metro Centre. He has also played a role in the founding of two new facilities: the FargoDome in Fargo North Dakota, and the Frank Lloyd Wright-designed Monona Terrace in Madison Wisconsin. With over 30 years of experience in public facility management and a proven track record of successful construction projects, Corey is dedicated to bringing new and improved facilities to the Kennewick community.

### **Calvin Dudney – Board President, Kennewick Public Facilities District**

Calvin Dudney retired in 2019 from Hanford as the Director of Motor Carrier Services and has been on the Board of Directors for the Three Rivers Convention Center since its conception 24 years ago.

During his time at Hanford Calvin became a volunteer coordinator, spending almost every Saturday for 28 months helping build the Hospice House in Kennewick. He also spearheaded United Way campaigns during that time, reaching 86 percent participation from the Building Trades craft. These two projects helped cement his love for volunteerism and it soon became an important aspect of his life.

Calvin has been involved in countless community projects; his biggest satisfaction has come from his involvement in the Three Rivers Convention Center. Some of the other projects Calvin has worked on include: the development of the Master Gardeners Demonstration Garden; landscaping at the Children's Developmental Center; helping the Water Follies get their own facility; and graduating from Leadership Tri-Cities Class IV. Calvin was named Tri-Citian of the Year in 2005, a testament to his community dedication.

### **David Beaudine, Assoc. DBIA, CCM – Vice President, Turner & Townsend Heery**

David Beaudine, Assoc. DBIA, is a Vice President with Turner & Townsend Heery. David's role is providing oversight and guidance throughout the project. For the KPFD Project, David is providing assistance to the team for the Design-Build procurement process. David has over 20 years of industry experience with majority of that working within the public sector. In addition, David serves as Turner & Townsend Heery's Washington lead and served on the PRC for six years.

David has/is providing similar oversight and guidance to multiple other alternative delivery projects including Federal Way Public Schools Memorial Stadium and City of Spokane Valley's City Hall renovation both of whom are first time users of Progressive Design Build.

### **Jonathan Miller, Assoc. DBIA, CCM, PMP – Senior Project Manager, Turner & Townsend Heery**

Jonathan has fifteen (15) years of construction industry experience, all as an Owner's Representative. 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, sports complexes, airports, libraries, tech industries, a Maintenance Facility, and fire department projects. Jonathan has managed numerous GC/CM projects, and completed three progressive-design-build projects under RCW 39.10., and worked on another three for a total of six

PDB projects. Jonathan has managed projects ranging from \$250K to \$98M. Jonathan also serves as a board member for the Inland Northwest DBIA Chapter.

### **Rustin Hall, Principal, ALSC Architects P.S.**

Rustin has 38 years of professional architectural experience and has successfully delivered 15 projects via design/build. Rustin earned Bachelor's degrees in both Construction Management and Architecture from WSU and has spent much of his career working to integrate the design and construction industries. Rustin spent 6 years on the PRC and was chairman for 1 year. His experience studying RCW 39.10, reviewing projects from all over the state and interviewing project leadership brings a wealth of experience and in-depth understanding of the D/B process.

Uniquely qualified for the Three Rivers Convention Center Expansion Project, Rustin and his ALSC team delivered the original TRCC via design/build in 2004. Since that time, Rustin has remained involved with preliminary expansion planning, programming and master planning for the entire Three Rivers campus. Rustin and his team have been selected to provide pre-design and full A/E services for the expansion project and will be contracted with the selected general contractor to execute the validation, design and construction oversight for the project. His team's intimate knowledge of the existing building and surrounding planned developments will prove invaluable in seeking innovative solutions to the complex problems this project entails.

### **Graehm Wallace – Partner, Perkins Coie**

Graehm Wallace is a partner in the Seattle office of the law firm Perkins Coie LLP. Graehm has provided project legal assistance under RCW 39.10 for dozens of public entities including preparation of contract documents and providing legal counsel regarding compliance with RCW Chapter 39.10. For example, Graehm has prepared Design-Build contract documents under RCW 39.10 for the Almira, Bremerton, Central Kitsap, Ellensburg, Freeman, Mt. Vernon, Seattle, Tacoma, and Willapa Valley School Districts, The Cities of Liberty Lake and Shoreline, the Chelan County PUD, the Spokane Valley Fire Department, the Jefferson County Public Hospital District, the Washington State School Directors Association, and West Plains Airport Area Public Development Authority; Design-Build contract documents for dozens of private projects; and RCW 39.10 GC/CM contract documents for dozens of public entities. Graehm has over twenty-six years legal counsel experience working in all areas of construction and has provided legal assistance to over 100 Washington public entities. His work has covered all aspects of contract drafting and negotiating. This includes preconstruction, architectural, engineering, construction-management, GC/CM, design-build, and bidding. Graehm also provides legal advice during construction, claim prosecution and defense work.

- 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 B

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

See Jonathan Miller and David Beaudine biographies above as well as Attachment B for Alternative Delivery experience.

- 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.

Turner & Townsend Heery has been selected as our Project Management team, and progressive-design-build advisor. They are currently under contract with KPFD and will be contracted for the duration of the project. Funds are allocated within the overall project budget to cover Turner & Townsend Heery as our construction manager for the duration of this project.

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

Construction experience for each proposed staff member and consultant is described in the staff biographies, as well as Attachment B.

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

### **Organizational Controls**

This project will be managed through a joint effort between the Kennewick Public Facilities District, and the City of Kennewick. The project's approval, budget and contractual authority is shared between the Kennewick Public Facilities District and the City.

Authority and decision-making responsibility reside with Corey Pearson, Executive Director in coordination with Turner & Townsend Heery. Corey is supported by Calvin Dudney, Board President. Corey is the single point of contact for project management, consultant procurement, project budget and integration of staff, external agencies and tenants.

Turner & Townsend Heery augments the KPFD staff with its significant PDB procurement and project expertise and services. The Turner & Townsend Heery staff of Jonathan Miller and David Beaudine are committed throughout the entire duration and to the day-to-day operations and success of the projects and will be responsible to KPFD for the project.

Turner & Townsend Heery will work with Corey and his staff to refine the established controls and reporting systems to effectively manage the scope, schedule, and budget for the project.

**Budget Monitoring** – Turner & Townsend Heery will be managing and tracking the project finances using KPFD's accounting codes. Financial reporting will be provided on a regular basis to KPFD and other appropriate stakeholders. KPFD will maintain its own contingency and Owner's Management Reserve line item in the project budget to address any owner betterment changes and appropriate change orders.

Budget authority controls are exercised through a signature authority process for consultant procurement and project changes which are consistent with KPFD capital project policies and procedures. Corey Pearson will have the authority to negotiate and execute all change orders that are within the existing budget being used to fund the project. If the change order amount(s) exceed the existing budget, Corey will need to have additional funding authorized by the City Council. Use of the PDB contingency must be approved by Corey.

KPFD has standard communication protocols to manage its construction projects. KPFD personnel and Turner & Townsend Heery will review the communications protocol and refine processes to meet the project requirements within the project management plan.

The project's master milestone schedule includes design around each project component, preconstruction services, subcontractor buyout, construction, occupancy and closeout phases. Schedule progress will be reviewed and tracked on a monthly basis as required by the agreement. Inclusion of permitting meetings and approval timelines, potential early bid packages approved by the KPFD will be incorporated into the master project schedule as the design matures.



Adherence to the established scope, phasing of the work and project budget is critical. Ongoing design meetings will be held with KPF, project team and the selected PDB Team to monitor, update and align the budget, scope of the work and the contract documents. The PDB will be required to develop and maintain a design decision log throughout the design phase to capture all design decisions, deviations or additions to project. The PDB will assist the project team with updated market costs to aid decision makers in making timely decisions.

Once the GMP contract amendment is approved, the entire team will closely monitor the design log against the final construction documents to determine if there are changes that may impact the agreed upon GMP. If so, the changes will be brought back into alignment with the budget and the GMP. The PDB will be responsible to review the specifications and drawings to determine if there are changes that may have been incorporated and confirm the GMP budget.

- A brief description of your planned DB procurement process.

The PDB procurement process will be awarded through a qualifications and fee based competitive process in strict accordance with RCW 39.10. The basic process will be as follows:

1. The PDB selection process will be completed on Qualifications + Fees basis. Qualifications will be scored by a KPF Selection Committee based on written SOQ's, interactive meetings and proposed fee.
2. Prepare and advertise a well-crafted Request for Qualifications. This will clearly define KPF's overall project goals, proposed budget, and schedule. SOQ's will be submitted in an A3 format, with supplemental resumes included. Three weeks will be allowed for this process to allow time for PDB firms to form and respond. The overall goals for cooperation, creativity and budget management will be clearly outlined. All details regarding SOQ requirements, scoring, and fee proposal requirements will be clearly detailed. All requested information will follow the requirements outlined in RCW 39.10.330.

Since KPF has already procured their architect, ALSC Architects, following the procurement process outlined in RCW 39.80, the RFQ will clearly outline that ALSC will be assigned to the winning PDB contractor. The pre-proposal meeting will also emphasize that ALSC will be the architect for this project, and assigned to the PDB contractor. We want all interested PDB contractors to understand the uniqueness to the approach of this PDB project.

All qualified SOQ's will be scored against defined criteria for Proposed Team, Relevant Experience, Minority and Women Owned Business, past performance and Project Approach. The highest scoring teams will be short-listed to the RFP stage where the Selection Committee may learn more about the proposed team members and their proposed approach to the project.

3. RFP will be issued to short-listed teams. Interactive meetings will be conducted with shortlisted teams to help shape each team's final proposal. The RFP shall be in strict accordance with RCW 39.10.330, including inclusion plan for small and disadvantaged enterprises. Proposals shall also include a fee percentage to be included in the final scoring determination.

4. After contract execution, all submitters will be encouraged to meet with KPF staff and Turner & Townsend Heery officials to debrief on the selection process.

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

This will be the KPF's second project that will utilize the D/B alternative contract delivery method. Due to the KPF's limited level of experience in D/B delivery, it has retained Turner & Townsend Heery to provide project and construction management services which includes providing Washington State alternative contract delivery advisory services. KPF has also contracted with Graehm Wallace of Perkins Coie to provide D/B legal support. This legal team has provided contract and general legal guidance on numerous municipal D/B projects. With the project management team's collective experience, we are committed to sharing our D/B knowledge, lessons learned and expertise with KPF.

to increase the chances of a successful project throughout all phases: procurement, pre-construction, buyout, negotiation, contract execution, construction, occupancy and closeout.

#### **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
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

**The KPFD has not had any construction projects in the past six years.**

#### **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)*

[See Attachment C](#)

- 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*

[See Attachment C](#)

#### **9. Resolution of Audit Findings On Previous Public Works Projects**

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

**There are no known audit findings.**

#### **10. Subcontractor Outreach**

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

As required by RCW 39.10.330, KPFD will include a requirement in the RFQ for proposers to describe their past utilization of MWBE certified business. The KPFD will send the Advertisement for RFQ to OMWBE, and work with the selected D/B team as part of buyout as well so it can be posted and viewed on their website for contracting opportunities to aid in the encouragement of small, woman and minority-owned businesses to participate in the project. The D/B contract will also require the selected team to develop an inclusion approach to track and report utilization of minority and women's business enterprises certified business and veteran certified businesses. The RFP will include scoring components connected to their past performance and ability to demonstrate meeting project goals and supporting small, woman, and minority owned businesses.

KPFD will work with Turner & Townsend Heery on a plan to further reach out to the diverse business community in advance of solicitation to generate interest and provide education around the delivery method. The team will make every effort to reach out to local disadvantaged business trade partners who are in the local area but have not obtained certification.

KPFD will also work with the local AGC to ensure that opportunities associated with this project are seen by as many firms as possible. KPFD will also partner with Turner & Townsend Heery to generate interest and provide education around the progressive-design-build delivery method. The plan is to include a DBE outreach and education event in partnership with the local DBIA chapter. In addition, Turner & Townsend Heery is continuing to meet with the Spokane PTAC advisor to continue to get associated business certified and will begin the outreach in the local tri-city market as well.

Lastly, KPFD is fully aware of the requirements outlined in RCW 39.10.330 for the awarded firm to track and report MWBE utilization and veteran certified businesses. This will be clearly outlined in the contract, and we will verify at regular intervals that reporting is submitted in accordance with the contract.

In addition to the MWBE goals we will also look at establishing local area contracting goals, since this project is a big community asset with many local firms tracking the project.

**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.

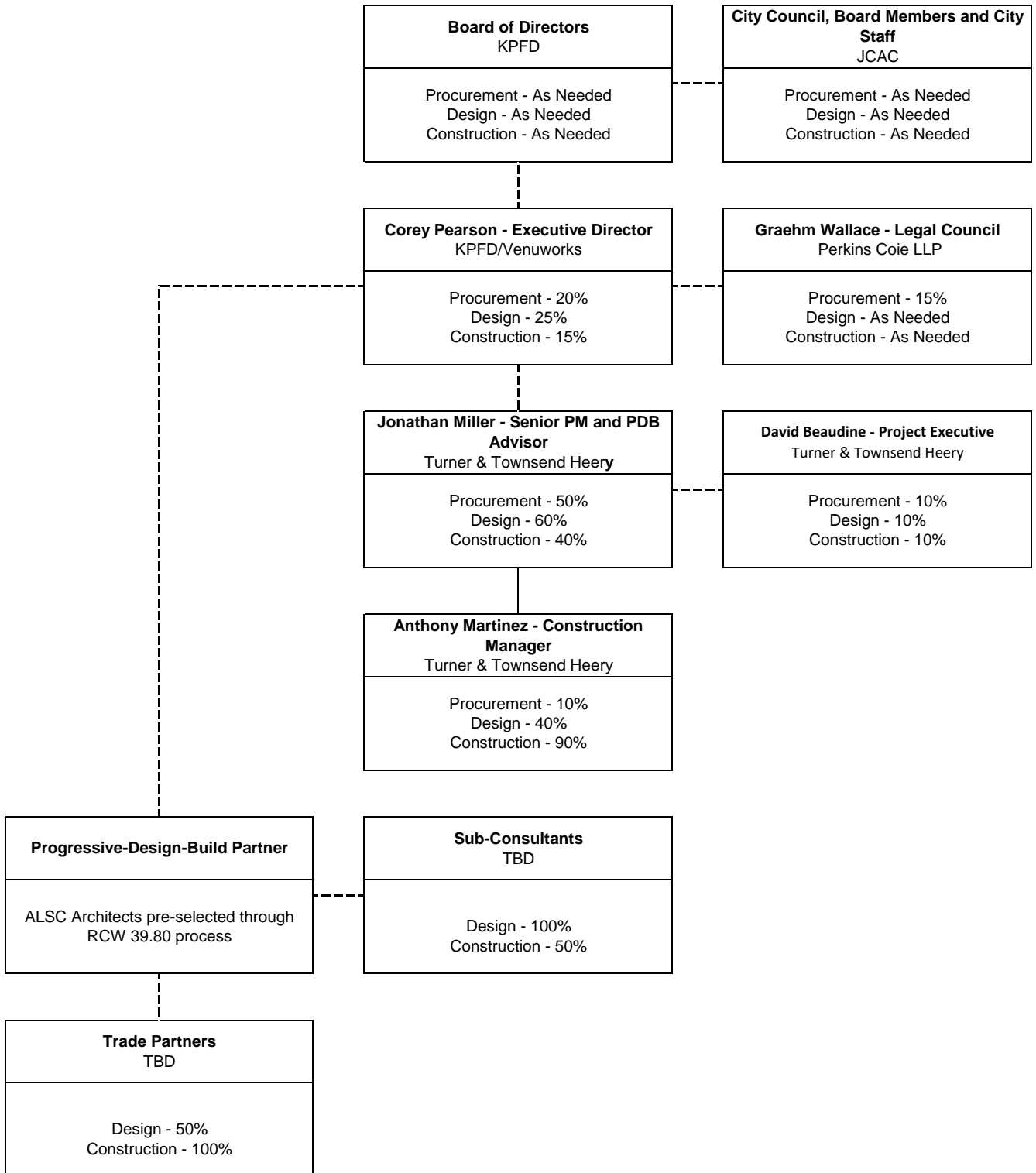
Signature: \_\_\_\_\_  \_\_\_\_\_

Name: *(please print)* Corey Pearson *(public body personnel)*

Title: Executive Director

Date: 12/20/23

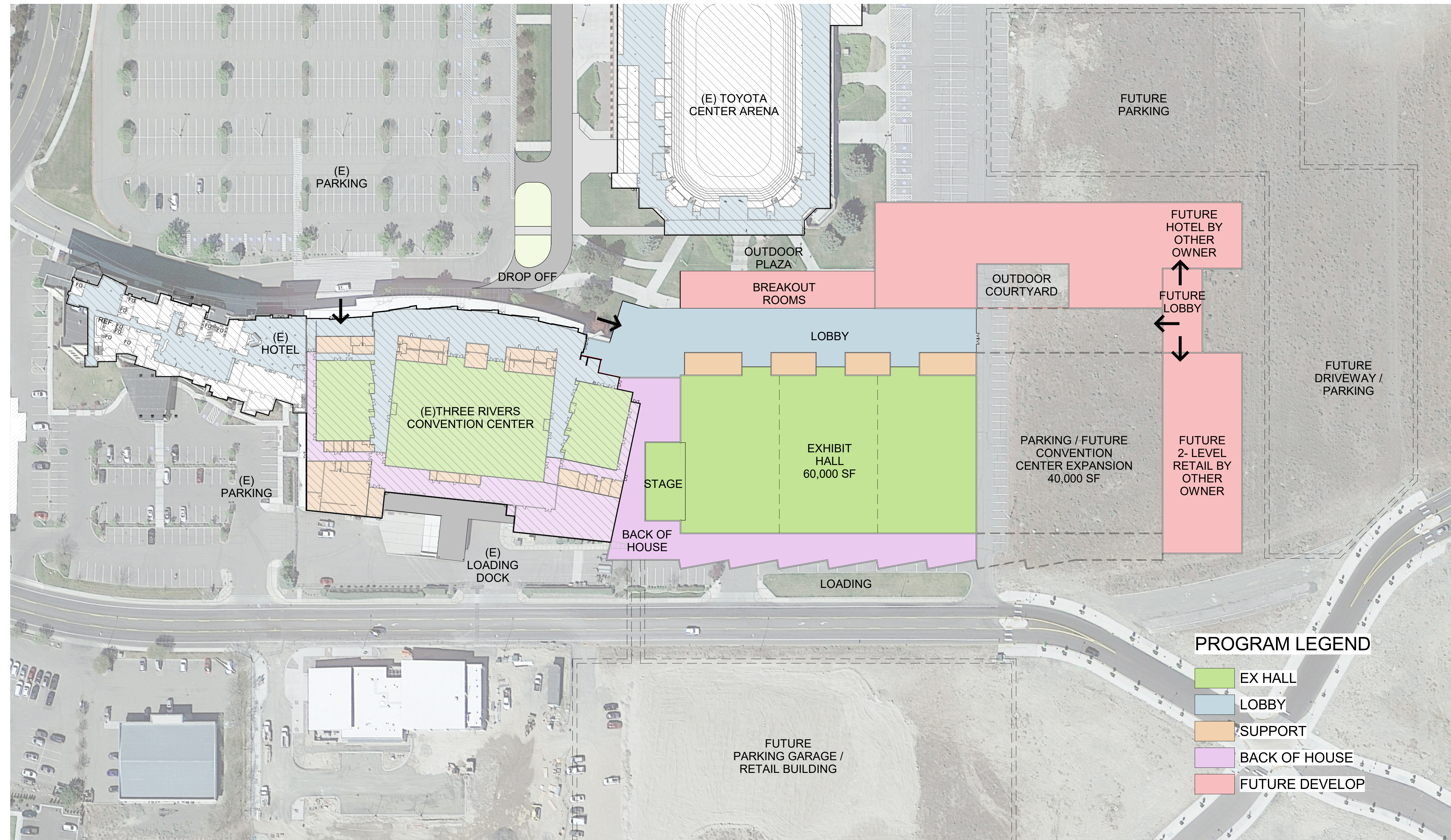
**EXHIBIT A  
PROJECT ORGANIZATION CHART  
THREE RIVERS CONVENTION CENTER EXPANSION**



## Attachment B - Alternative Delivery and Consultant Experience

| Name            | Experience Summary      | Project Names                               | Project Size | Delivery Method | Pre-Design Role | Design Role | Construction Role |
|-----------------|-------------------------|---|--------------|-----------------|-----------------|-------------|-------------------|
| Jonathan Miller | OAC Services            | Chester Elementary School                   | \$16M        | GC/CM           | PM              | PM          | PM                |
|                 |                         | Greenacres Elementary School                | \$17M        | GC/CM           | PM              | PM          | PM                |
|                 |                         | Riverbend Elementary Addition               | \$2.2M       | GC/CM           | Senior PM       | Senior PM   | Senior PM         |
|                 |                         | CVSD HVAC Upgrades                          | \$2.5M       | GC/CM           | Senior PM       | Senior PM   | Senior PM         |
|                 |                         | SVFD - New Maintenance Facility             | \$9M         | Progressive DB  | Senior PM       | Senior PM   | Senior PM         |
|                 |                         | City of Liberty Lake Trailhead Clubhouse    | \$7M         | Progressive DB  | Senior PM       | Senior PM   | Senior PM         |
|                 |                         | Freeman Stadium Upgrades and Synthetic Turf | \$2.2M       | Progressive DB  | Senior PM       | N/A         | Senior PM         |
|                 |                         | SVFD - New Station 11                       | \$8.6M       | Progressive DB  | Senior PM       | N/A         | N/A               |
|                 |                         | SVFD - New Training Facility                | \$10.6M      | Progressive DB  | Senior PM       | N/A         | Senior PM         |
| David Beaudine  | Turner & Townsend Heery | SIA - TREX Central Hall                     | \$180M       | GC/CM           | Advisor         | Advisor     | Advisor           |
|                 |                         | SIA - TREX Concourse C                      | \$150M       | GC/CM           | Advisor         | Advisor     | Advisor           |
|                 |                         | SIA - New Admin Building                    | \$20M        | GC/CM           | Advisor         | Advisor     | Advisor           |
|                 |                         | Grant County Jail                           | \$110M       | GC/CM           | Advisor         | Advisor     | Advisor           |
|                 |                         | Avista Stadium                              | \$22M        | GC/CM           | Advisor         | Advisor     | Advisor           |
|                 |                         | Spokane Valley City Hall                    | \$5M         | Progressive DB  | Executive       | Executive   | Executive         |
|                 |                         | FWPS - Memorial Stadium                     | \$26.5M      | Progressive DB  | Executive       | Executive   | Executive         |
|                 |                         | Wenatchee Valley YMCA                       | \$28M        | Progressive DB  | Executive       | Executive   | Executive         |

# Attachment C - Conceptual Site Plan



1 OVERALL SITE PLAN  
SCALE: 1" = 60'-0"