



# Kennewick Public Facilities District

Application for Project Approval for  
GC/CM

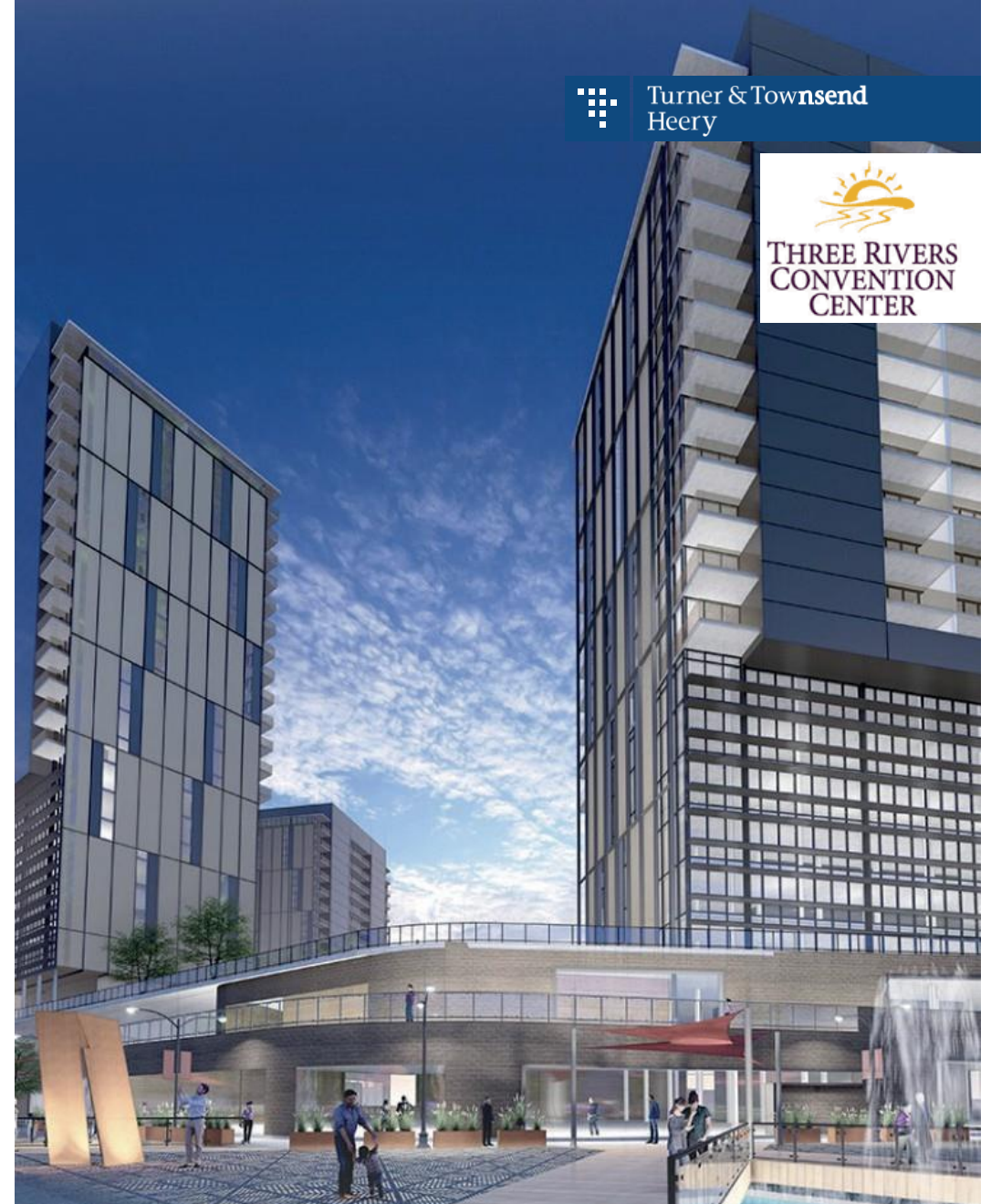
Three Rivers Convention Center  
Expansion

February 22, 2024



# Agenda

1. Team and Organizational Chart
2. About Kennewick Public Facilities District
3. Scope
4. Why GC/CM
5. RCW 39.10
6. MWBE Outreach
7. Schedule
8. Budget and Funding
9. Potential MC/CM and EC/CM
10. Summary
11. Questions



# Team

## Corey Pearson

*Executive Director – KPFD*

## Calvin Dudney

*Board President - KPFD*

## Jonathan Miller

Assoc. DBIA, CCM, PMP

*Senior PM, Turner & Townsend Heery*

*Worked on seven GC/CM projects under RCW 39.10*

## David Beaudine

Assoc. DBIA, CCM

*Vice President, Turner & Townsend Heery*

*Dozens of GC/CM projects, valued at nearly \$1B*

## Rustin Hall

*Principal, ALSC Architects*

*Six GC/CM projects – 24 as a firm*

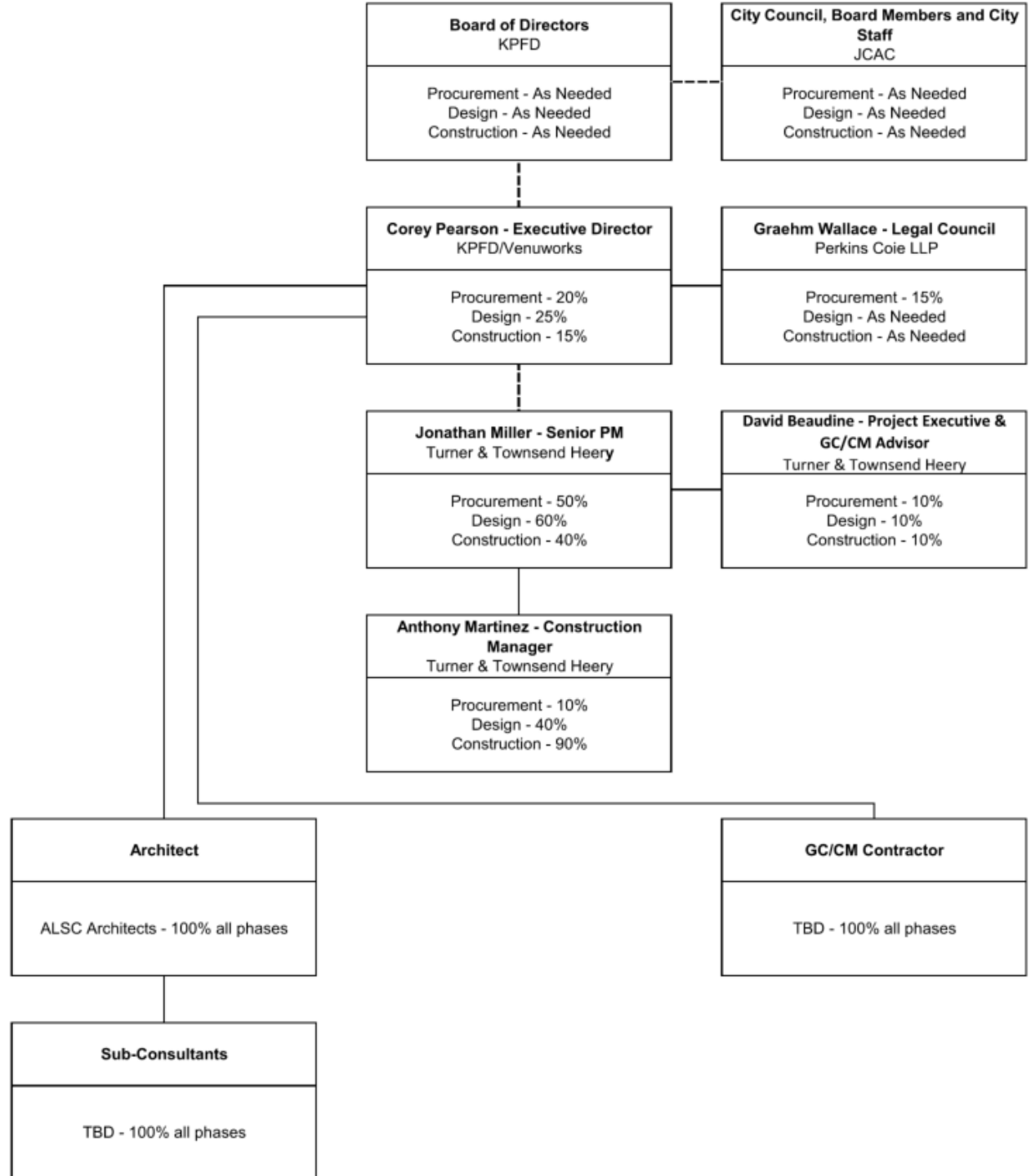
## Graehm Wallace

*Partner, Perkins Coie*

*27 years of construction legal counsel, and dozens of GC/CM contracts under RCW 39.10*



# Team



# About Kennewick Public Facilities District

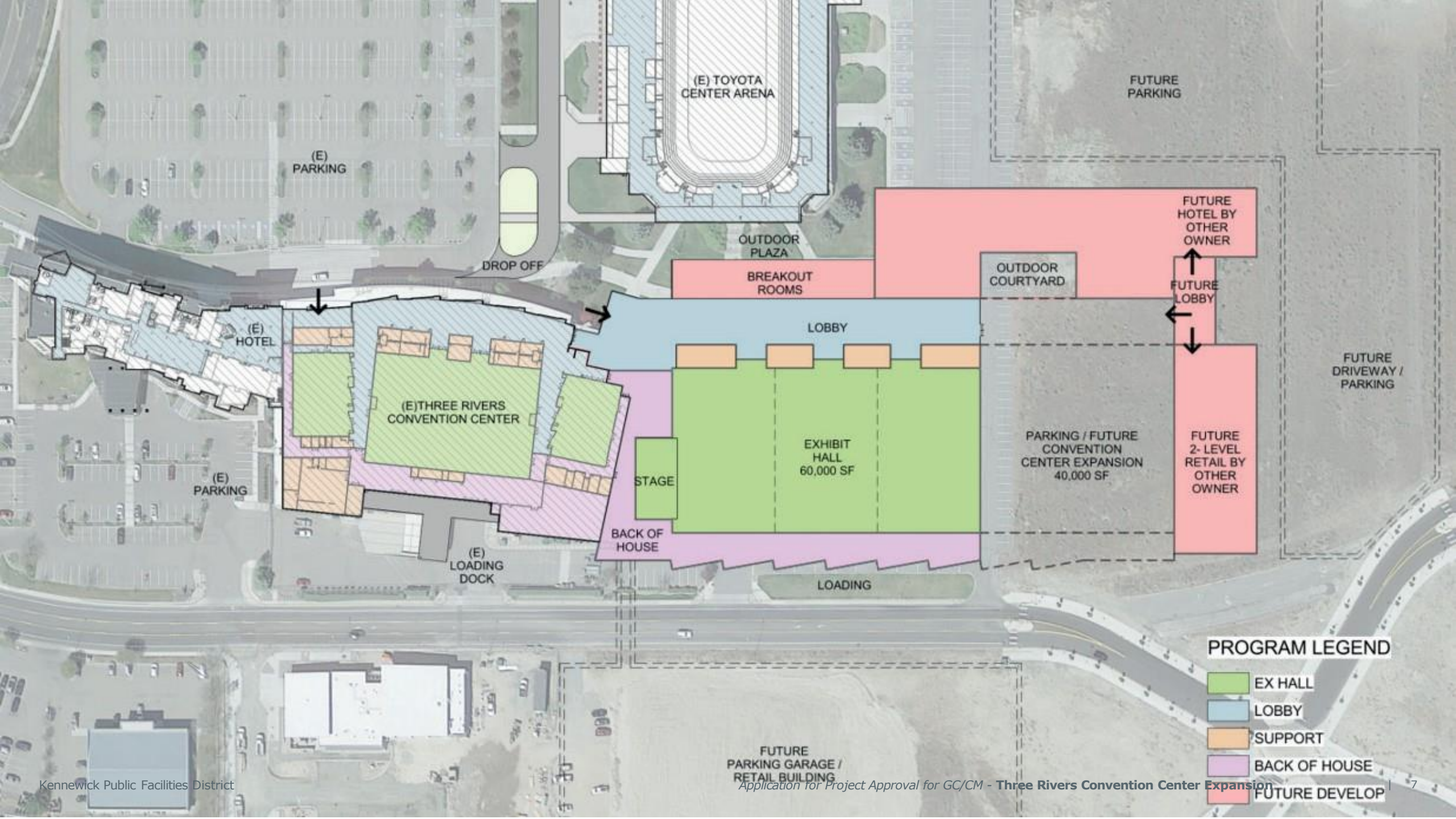


- Kennewick population is 90,000, largest in Tri-Cities
- The KPFD serves the entire metro area – 300,000 people
- VenuWorks and staff
- Board and reporting structure
- Relationship with City of Kennewick and City Council
- Economic development role

# Scope of Convention Center Expansion



- Current 80,994 SF is too small for recent economic and population growth
- Losing conventions to Idaho & Oregon
- Need to add 115,000 SF total, which includes 60,000 SF of exhibit hall, 20,000 SF of public lobby, 25,000 SF of back-of-house support space and 10,000 SF of administrative and MEP space
- Additional parking
- Built in conjunction with hotel from private developer – hotel needs convention center to get “heads in beds” and convention center needs hotel to attract events



(E) TOYOTA CENTER ARENA

FUTURE PARKING

(E) PARKING

FUTURE HOTEL BY OTHER OWNER

OUTDOOR PLAZA

DROP OFF

BREAKOUT ROOMS

OUTDOOR COURTYARD

FUTURE LOBBY

(E) HOTEL

LOBBY

(E) THREE RIVERS CONVENTION CENTER

EXHIBIT HALL  
60,000 SF

PARKING / FUTURE CONVENTION CENTER EXPANSION  
40,000 SF

FUTURE 2-LEVEL RETAIL BY OTHER OWNER

(E) PARKING

STAGE

BACK OF HOUSE

LOADING

(E) LOADING DOCK

**PROGRAM LEGEND**

- EX HALL
- LOBBY
- SUPPORT
- BACK OF HOUSE
- FUTURE DEVELOP

# Why GC/CM

- Must align budget with scope
- Continuous Value Engineering and Analysis
- Continuous Constructability Reviews
- Ability to procure long lead items
- Ability to start early work packages
- Continuous Cost Estimating
- Building on occupied campus – cannot disrupt daily operations



- **Complex scheduling, phasing and coordination**

Tying into existing convention center and the coordination to tie into new hotel. Design engagement critical to coordinate schedules around convention center and Toyota Center events.

- **Construction at an occupied facility**

Cannot disrupt operations of the campus including the convention center, arena, and ice rink

- **Involvement of GC/CM during design is critical**

Need to verify existing conditions, develop phasing and site laydown area, constructability, value engineering, cost control

- **Project encompasses a complex or technical work environment**

Center and neighboring arena which occupied various hours everyday.

# MWBE Outreach

- Scoring criteria through selection process
- Work with OMWBE to get scopes of work out to as many as possible
- Ongoing design subconsultant outreach
- Partner with AGC for outreach opportunities
- Partner with local APEX Counselor based out of Kennewick
- Planned open house to showcase project – advertised in Spanish and English
- Meeting with Hispanic Chamber, and other local organizations

# Schedule

TASK	TARGET COMPLETION DATE
Procure Architect	Completed
Procure Project/Construction Management Team	Completed
PRC Approval	February 22, 2024
<b>GC/CM Procurement (tentative)</b>	
First publication of RFQ for GC/CM	February 25, 2024
Second publication of RFQ for GC/CM	March 3, 2024
Pre-Proposal Meeting	March 7, 2024
SOQ's Due	March 14, 2024
Shortlist Finalists	March 19, 2024
Interviews with Shortlisted Firms	April 2, 2024
Notification to Most Highly Qualified Teams	April 3, 2024
Fee Proposal Public Opening	April 10, 2024
Board Approval of GC/CM Contractor	April 17, 2024
Schematic Design	March 2024 through June 2024
Design Development	July 2024 through September 2024
Construction Documents	October 2024 through January 2025
Early Site Work Permitting	October through November 2024
Remaining Permitting	January 2025 through February 2025
Construction (Including Early Work Packages)	December 2024 through June 2026



# Budget and Funding



The City of Kennewick has currently allocated \$21M in one-time funding for the project. There is also annual funding earmarked from the City throughout the duration of the project to match the total project budget amount. The City has signed the agreement with the hotel developer, which obligates the City to fund the project. Additionally, KPFD is exploring various grant opportunities ranging from \$5M to \$25M.

## Project Budget

Cost for Professional Services (A/E, Legal, etc)	\$4,870,000
Estimated project construction costs (construction contingencies):	\$33,007,000
Equipment and furnishing costs	\$1,120,000
Off-site costs	\$400,000
Contract administration costs (owner, CM, etc)	\$2,000,000
Contingencies (design & owner)	\$3,909,752
Other related project costs (briefly describe*)	\$1,680,000
Alternative Subcontractor Selection Costs	\$17,773,000
Sales Tax	\$4,890,248
<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.*

# Alternative Subcontractor Selection

- Decision to be made in collaboration between owner & GC/CM
  - Full team workshop to determine best path for project
- Approval now will allow for faster team alignment
- Continuous Cost Estimating
- Building on occupied campus
  - Maintain operations & existing system verification
- Owner engagement in determination, notification, solicitation & selection process

# Electrical Subcontractor Selection

- Expected Contract Value of \$7.6M
- Align budget with scope
- Early Procurement of long lead time items
- Need efficient and innovative design solution
- Building on occupied campus
- Tie into existing systems – smooth transition
- Potential system upgrades in existing building

# Mechanical Subcontractor Selection

- Expected Contract Value of \$10M
- Align budget with scope
- Early Procurement of long lead time items
- Need efficient and innovative design solution
- Building on occupied campus
- Tie into existing systems – smooth transition
- Potential system upgrades in existing building

# Summary

- Project Meets four of the criteria under RCW 39.10
- KPFD has assembled a highly qualified team to manage and execute a GC/CM project of this size and complexity
- Design, GC/CM advisor and legal team have demonstrated success in similar project types
- Resources and controls in place to be successful
- Alternative subcontracting ability pending GC/CM collaborative decision



# Questions