

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): **Spokane County**
- a) Mailing Address: **Spokane County Parks, Recreation and Golf, 404 N. Havana, Spokane, WA 99202**
- b) Contact Person Name: **Doug Chase** Title: **Director – Parks, Recreation and Golf Department**
- c) Phone Number: **509-477-2720** E-mail: **dchase@spokanecounty.org**

1. Brief Description of Proposed Project

- a) Name of Project: **Camas Meadow Park and Plante’s Ferry Sports Complex Phase 1 Improvements**
- b) County of Project Location: **Spokane**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

***Camas Meadow Park Location:**

In the fall of 2022, Spokane County Parks, Recreation & Golf received an American Rescue Plan Act (ARPA) award in the amount of \$11,000,000 to be used toward creating a new park in the West Plains of Spokane (Camas Meadow Park), as well as redevelopment of the Plante’s Ferry Sports Complex Phase 1. The new park was allocated approximately \$6,000,000 of the award for acquisition of 10 acres, planning, design, permitting, and development with the remaining amount ear-marked for Plante’s Ferry. Community input was gathered through numerous open houses, and online surveys. The master plan for the park includes parking, utility extensions, restrooms, shelters, a playground, field space and more. The landscape includes developed and native landscape areas with irrigation.

***Plante’s Ferry Phase I Improvements:**

In December 2022, Spokane County and the City of Spokane Valley jointly supported the development of a multi-phased park master development plan for Plante’s Ferry Sports Complex. The recommended Phase I of the master plan includes redevelopment that is focused on the primary goals of improving security, parking, ingress and egress with the renovation of three multi-use fields. The recommended Phase I improvements include: three synthetic turf multi-purpose fields, new entry drive with intersection improvements, field lighting, new parking lot with approximately 180 parking spaces, perimeter fencing and stormwater facilities.

****Spokane County has chosen to continue simultaneously moving these two projects forward after receiving feedback from the contracting community. By lumping these two projects under one contract, there will be project savings from a staffing, resource and efficiency standpoint. It will also increase the project size, thus attracting firms with additional resources and capacity to construct these two projects simultaneously.***

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$822,644
Estimated project construction costs (<i>including construction contingencies</i>):	\$7,000,000
Equipment and furnishing costs	\$60,000
Off-site costs	\$400,000
Contract administration costs (owner, cm etc.)	\$200,000
Contingencies (design & owner)	\$947,880
Other related project costs (briefly describe)*	\$852,136
Sales Tax	\$717,340

Total

\$11,000,000

**Other project costs include land acquisition, geotechnical work, site survey, archeological work, special inspections, utility fees, permitting, traffic engineering 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*

Spokane County’s 2022 American Rescue Plan (ARP) funding request resulted in a single award of \$11,000,000 to be used toward the acquisition, conceptual master plan development, design and construction of a new park in West Plains (Camas Meadow Park), as well as conceptual master plan development, design and reconstruction of Plante’s Ferry Sports Complex Phase 1. Funding was approved by Spokane Board of County Commissioners in resolution 2022-0730, November 1, 2022 and will be used for eligible costs per Revised – Amendment 2 Memorandum of Understanding Regarding Spokane County American Rescue Plan (ARP) Funding Award, 12-13-23.

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	March 28, 2024
Design-Builder Procurement (tentative)	
First publication of RFQ for PDB Team	March 31, 2024
Second publication of RFQ for PDB Team	April 7, 2024
A3 SOQ’s Due	April 16, 2024
Shortlist Finalists	April 22, 2024
Distribute RFP to Shortlisted Firms	April 24, 2024
Interactive Meetings	May 9, 2024
Proposals Due	May 28, 2024
Highest Scored Finalist Announced	June 4, 2024
Commissioner Approval	June 11, 2024
Validation Complete	August 22, 2024
Design	August 2024 through January 2025
Construction (Multiple Packages)	March 2025 through October 2025

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?

While synthetic turf fields are becoming more prevalent in Eastern Washington, there are few contractors who have the knowledge, skill and experience installing the rock base and drainage structure. The section of rock beneath the synthetic turf field is a complex blend of an approximate 7” drainage layer, and roughly 2” of top course material. Finding rock to meet the turf manufacturer’s specification for not only drainage, but compaction as well, can be challenging in certain circumstances. Additionally, once the right type of rock is

found, there is a high level of quality control needed to verify that the rock being delivered to the site continues to meet product and performance specifications.

Furthermore, in order for a turf installer to install the turf, they have extremely tight tolerances for planarity within the rock base. A grid of string lines are pulled across the field to verify all tolerances have been met. An inexperienced contractor could jeopardize the entire project with improper drainage, compaction, or levelness on the field. If the rock is not prepped properly for the turf, the turf installer will move on from the site, and go to their next job. The scope of work is complex enough that we need an experienced turf builder to get the base right the first time, so we do not miss our scheduling window with the turf manufacturer.

Lastly, Plante's Ferry is an occupied campus with many activities and sporting events while in season. Daily operations of the site cannot be disrupted by construction. It is imperative that we have an experienced PDB team who can schedule and sequence the work in a way that does not impact daily operations. Having a PDB that has experience working on an occupied campus will be paramount to the safety and success of this project.

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

As noted above, one of the challenges with synthetic turf fields, is finding the perfect mix of base rock underneath the synthetic turf. One of the constraints around this is the timing rock pits, and when they're open. We need to visit with local rock quarries early to find the right rock specification, get production started early, and have a plan so it's on site when we need it. Many rock pits aren't open in early spring, or move equipment to different sites. We need to work with our PDB team and local rock quarries to solidify a plan to get the right rock product on our site, at the right time, at a price we can afford.

Being that these two projects will be maintained by the same maintenance staff, it will be critically important to have standardized irrigation systems, components, and parts. The maintenance staff is already stretched thin, and having familiar parts, components, and standardized features will aid in long-term efficiencies for our department.

- If significant savings in project delivery time would be realized, explain how DB can achieve time savings on this project.
While our schedule shows construction beginning in March of 2025, if we have the right PDB partner, there is an opportunity to get a jump start on the work in the fall of 2024. Scope can include rough grade of the site in order to shorten the construction duration in 2025, as well as utility work. Furthermore, we will also need to get early procurement for a pre-fabricated restroom building. Lead times for these buildings can be up to a year, so we need to get the design complete, and get the building ordered.
The ARP funding conditions require that the County be under financial obligation for the Project work prior to the end of 2024. The County thus intends to structure the validation and design phase to allow it to enter into the GMP Amendment prior to the end of the year.

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
We have a fixed budget of \$11M dollars for this project and a GMP budget of \$7.9M. We need a highly qualified PDB to design to our budget and have a scope that aligns with the fixed amount. The validation component of this project will be critical in the success of the project. We need the PDB to validate scope, schedule, budget, and site conditions so that we can accurately design to our GMP budget. We can't afford to over-design this project over budget, and then go redesign. We have one chance to get this project right, and an experienced PDB with the right trade partners will help us achieve this goal.
- 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.

The scope and complexity of this project does not lend itself well to a “low bid” project. In Eastern WA, there are few firms who have tackled a project with this level of complexity and sophistication, and we can’t afford to have an inexperienced low bid contractor on this project. There are many risks on a project like this from scope, schedule, budget, and the technical nature of the work, and if we are relying on a low bid contractor, all of that risk is shifted to Spokane County. An experienced and highly qualified PDB team is better suited to handle this risk and will execute the project as required to achieve the project goals.

In addition to the risks and challenges noted previously, the Camas park location has extremely challenging subsurface conditions as identified by our preliminary geotechnical report. Unforeseen and difficult site conditions do not lend itself well to low bid earthwork projects. This can lead to massive change orders, and disputes during construction. Utilizing a qualified PDB will help us minimize these risks, and also give us a predetermined plan to deal with unexpected site conditions as they arise.

6. Public Body Qualifications

Please provide:

- A description of your organization’s qualifications to use the DB contracting procedure.
Spokane County has decades of experience delivering projects and an organizational structure that supports this work. In recent years, Public Works has delivered new County Shops for maintenance crews, a new education building, and countless road projects. Public Works has many project managers on staff and has collaborated with Spokane County Facilities to provide knowledge sharing on projects where other areas of expertise are necessary. Furthermore, Spokane County is currently undergoing its first ever PDB project.

Doug Chase and team with the County Parks Department are simultaneously in the process of completing the County’s first GC/CM alternative delivery project to improve Spokane County’s Avista Stadium. In recent years, the Parks Department has delivered a new community park and aquatic facility expansions, renovated golf course clubhouse, restrooms, sport courts, playgrounds, golf course and park irrigation system replacements.

Because Spokane County has limited experience in PDB contracting, it has engaged experienced Owner’s Representative Services, which will guide the County through the design-build process. Spokane County has hired Turner & Townsend Heery, a professional construction management and owner advisory firm that provides a team with proven alternative contract delivery experience to assist with the management and administration of the PDB procurement and project. Zak Tomlinson, Partner from Pacifica Law Group, has been selected to provide legal counsel and to draft the PDB contract. Zak and Pacifica law group has considerable experience providing legal advice in areas of construction, including alternative delivery methods, procurement, contract drafting, and negotiating preconstruction, architectural, engineering, construction-management, Design-Build, and bidding projects under RCW 39.10.

- 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).

Doug Chase, Director of Parks, Recreation and Golf, Spokane County.

Role on this project: Project Director

With over 23 years' experience in this position Mr. Chase has overseen, advised and/or managed numerous projects from concept through planning, design, and construction. Projects ranging from a few thousand dollars to 22 million dollars. With the exception of the Avista Stadium Improvements project (GC/CM) Doug's experience has been exclusively in the design-bid-build format of project delivery so he will rely on Turner & Townsend Heery to provide training and insight into the procurement, design, and construction process under the alternative delivery approach. Past project examples include commercial aquatic facilities, golf courses and club houses, raceway, shoreline stabilization / restoration, large sports complex and several community and regional parks incorporating infrastructure and improvements such as onsite potable water and sanitary sewer systems, roads, playgrounds, trails, trailheads, sport courts, ball fields, playgrounds, concessions buildings, restroom/shower facilities, office buildings, irrigation systems, operations buildings/facilities, campgrounds and cabins. As Parks Department Director, Doug will be directly responsible for this project, working in an engaged oversight role.

Julie Neff, PLA County Project Manager, Spokane County

Role on this project: Project Management

Julie is a licensed landscape architect with over 20 years of experience in both the public and the private sector, working at all stages of planning, design, and construction. As a key team member she's contributed to a diversity of successful public projects including parks, trailheads, streetscapes, city gateways, highway wildlife crossings, zoological park exhibits, and interpretive sites. A skilled facilitator, the capital projects she's managed include new parks, park renovations, trails, trailheads, city gateways, and small building construction. Julie's experience as a designer and project manager has been limited to the design-bid-build format so she will rely on county staff team members with experience with Progressive Design Build and the Owner's Advisor to provide insight into the procurement, design, and construction process under the alternative delivery approach. Julie will act as the main point of contact for the County with direct reporting up to Doug Chase.

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

Role on this project: Project Exec/PDB Advisor and Trainer

David Beaudine, Assoc. DBIA, is a Vice President with Turner & Townsend Heery. David's role is providing oversight and guidance throughout the project, as well as assistance through the PDB procurement and coordination with County process based upon current work on Avista stadium utilizing alternative delivery. David has over 21 years of industry experience with majority of that working within the public sector and in alternative delivery including work on four (4) PDB projects. 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

Role on this project: PDB Advisor/Training

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 complex's airports, libraries, tech industries, a Maintenance Facility, fire department projects. Jonathan has managed numerous GC/CM projects, and completed three progressive-design-build projects under RCW 39.10. As project manager, Jonathan has managed projects as small as \$250K, and as large as \$98M.

David Mendez – Project Manager, Turner & Townsend Heery

Role on this project: Project Manager

David Mendez is a Construction Project Manager for Turner & Townsend Heery. David's role is providing construction project management as the owner's representative throughout the project. David has managed one progressive-design-build projects, and numerous heavy civil projects. David is a graduate of Washington State University, and has over 36 years of industry experience in construction and construction management of projects ranging from industrial, municipal, to heavy civil projects. David has just completed a \$115m capital facilities improvement bond where he managed construction of 2 new elementary schools, new maintenance and transportation facilities, and a new performing arts facility and sports stadium.

Zak Tomlinson – Partner, Pacifica Law Group, Special Deputy Prosecuting Attorney, Spokane County

Zak Tomlinson is a construction and procurement lawyer who represents a wide variety of public and private

owners, including cities, port districts, school districts, utility districts and a number of special purpose districts.

Zak counsels clients at the initial phase of the procurement and construction process, including development and review of procurement policies and procedures, preparation of RFQ/RFP documents (including both traditional design/bid/build projects and alternative GC/CM, Design-Build and progressive Design-Build procurement), and drafting and negotiation of design and construction contracts. He also represents clients at all stages of the dispute resolution process, including bid protests, project claims and change order evaluation, and the mediation, arbitration and litigation of substantive claims (including construction defects, delay and impacts, and insurance coverage). Zak has provided legal counsel on numerous design-build projects under RCW 39.10.

- 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, David Mendez and David Beaudine's qualifications above.
- 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.
Spokane County has hired Turner & Townsend Heery as project manager, and progressive-design-build advisor. Turner & Townsend Heery is under contract for the duration of the project through closeout, and the funds are allocated within the \$11M Total Project Budget.
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.
Over the past six years, Spokane County has completed dozens of construction projects in both vertical and horizontal construction, and is currently managing one PDB project, and a GC/CM project.

Turner & Townsend Heery staff have completed numerous PDB projects, and eight synthetic turf projects.

- 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 the County's Park, Recreation and Golf department. The project's approval, budget and contractual authority resides within the County and ultimately the County Commissioners.

Authority and decision-making responsibility reside with Director Doug Chase in coordination with Turner & Townsend Heery. Doug is supported by County Project Manager, Julie Neff. Doug is the single point of contact for project management, consultant procurement, project budget and integration of staff, external agencies and tenants.

The project is led by Julie Neff and overseen by Doug Chase, Director, Parks, Recreation and Golf Department whose staff is comprised of public works project management, public procurement and associated administration staff. Doug is the full-time Director who has initiated this project and will continue through procurement to occupancy. Turner & Townsend Heery augments the County staff with its significant PDB procurement and project expertise and services. The Heery staff of David Beaudine, Jonathan Miller and David Mendez are committed throughout the entire duration and David Mendez will be

point of contact for the day-to-day operations and success of the projects and will be responsible to the County for the project.

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

The project team has already met with County purchasing to review PDB procurement and contracting procedures and have established procedures related to the procurement and working within County approved processes which includes but is not limited to submissions of qualifications, fee submissions, proprietary meetings and approvals by Commissioners. In addition, the Turner & Townsend team has provided initial training to the County Parks team related to PDB as it is this departments first time utilizing this process and are committed to ongoing training through each upcoming milestone.

Budget Monitoring – Turner & Townsend Heery will be managing and tracking the project finances using Spokane County’s accounting codes. Financial reporting will be provided on a regular basis to the County and other appropriate stakeholders. Spokane County 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 County capital project policies and procedures. As per Spokane County standard resolution language, Doug Chase and the County Purchasing Director 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, Doug Chase will need to have additional funding authorized by the County Commissioners. Use of the PDB contingency must be approved by Doug Chase, Director.

Spokane County has standard communication protocols to manage its construction projects, County 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 contract. Inclusion of permitting meetings and approval timelines, potential early bid packages approved by the County 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 the County, project team and the selected PDB team, update and align the budget, scope of the work and the contract documents. The PDB team 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 team 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 Director, PDB team and Turner & Townsend Heery 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, then changes will be brought back into alignment with the budget and the GMP. The PDB team 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 Spokane County Selection Committee based on written SOQ's, interactive meetings, management plan and proposed fee.

2. Prepare and advertise a project specific Request for Qualifications. This will clearly define the County'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 times 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.

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 and other relevant factors. 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 teams 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 County 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.

Zak Tomlinson, Partner from Pacifica Law Group, has been retained as PDB legal counsel. Zak has extensive experience in legal counsel under RCW 39.10, specifically design-build. Zak has drafted the PDB contract, which will be distributed as part of the RFQ.

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

[See Attachment C](#)

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

See Attachment D for initial concept plans.

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 have not been any 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.

Spokane County is committed to inclusion of diverse businesses in its projects. In the past 2 years Spokane County Public Works has delivered approximately \$1.73 Million in participation by certified small, women and minority-owned business. Spokane county has delivered multiple Federal grant funded projects including 12 in the past 2 years. Federal projects are assigned goals upwards of 20% participation based on the availability of certified businesses able to perform the expected items of work. Spokane County has successfully met or exceeded the federal goals set for its projects.

Spokane County meets these goals by advertising construction projects and consultant proposals early, coordinating with the local association of general contractors, and attending open Contractor forums to promote subcontractor participation. Consultant requests for proposals and qualifications scoring provides added points for consultants who are certified or can demonstrate their small, women and minority-owned business inclusion.

Spokane County Parks and Rec are currently underway on its first alternative delivery project (GC/CM) and therefore does not have any data to produce at this time.

Spokane County will include a requirement in the RFQ for proposers to describe their past utilization of MWBE certified business. The County will send the Advertisement for RFQ to OMWBE to 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 DB contract will also require the Design Builder 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.

Spokane County 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 Progressive-Design-Build delivery method. The plan includes a DBE outreach and education event in partnership with the local DBIA chapter.

Lastly, Spokane County is well aware of the requirements as 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.

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.

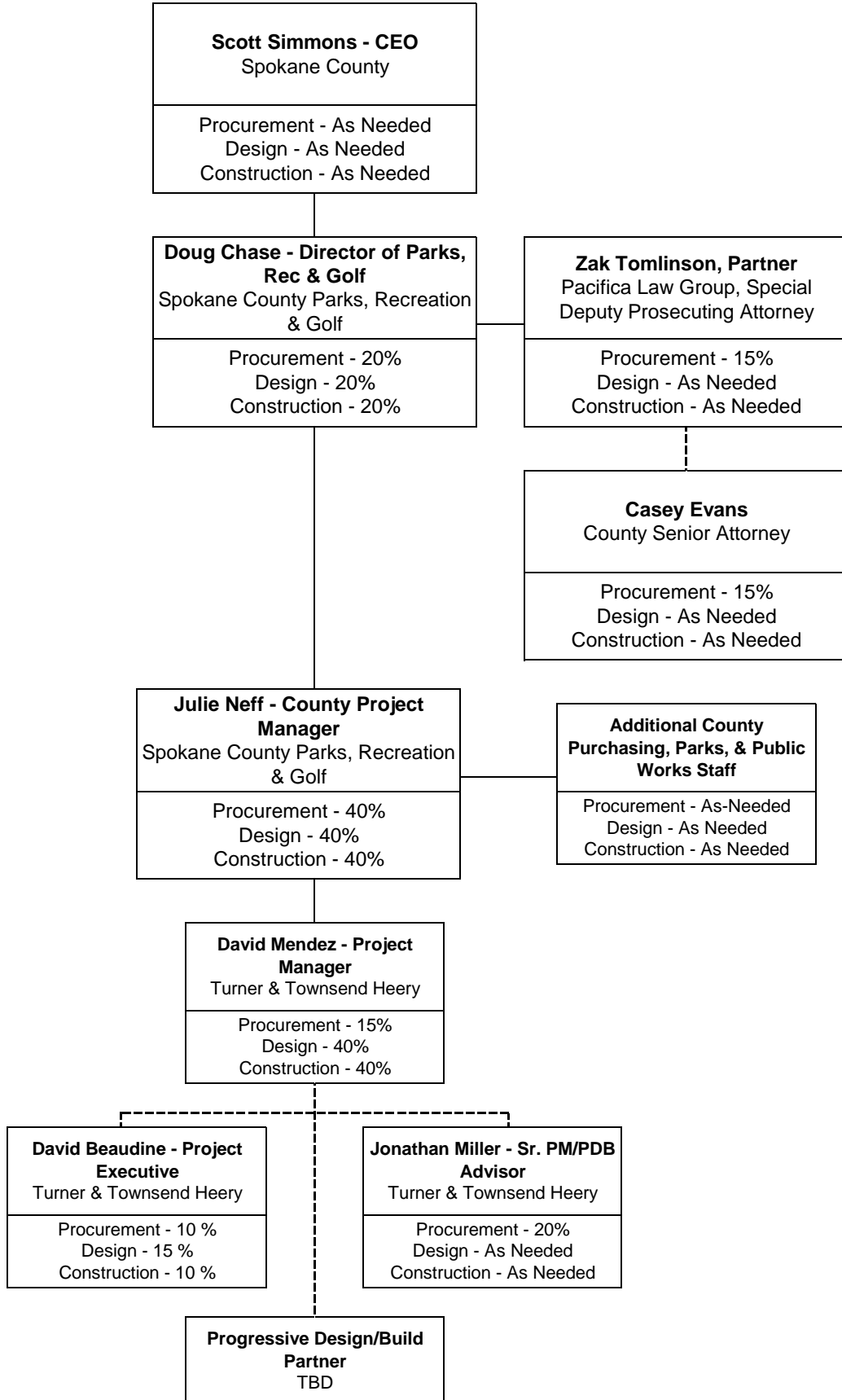
Signature: Doug Chase

Name: *(please print)* Doug Chase *(public body personnel)*

Title: Director, Spokane County Parks, Rec & Golf

Date: 2/20/2024

**EXHIBIT A
PROJECT ORGANIZATION CHART
PLANTE'S FERRY AND CAMAS PARKS PROJECT**



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		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
Doug Chase	Spokane County	Avista Stadium Improvements	\$22M	GC/CM	PIC	PIC	PIC
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
		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
David Mendez	Turner & Townsend Heery	Spokane Valley City Hall	\$5M	Progressive DB	PM	PM	PM
		Mead SD - Market St Complex	\$67M	GC/CM		PM	PM
		Mead SD - Skyline Elementary	\$25M	GC/CM	PM	PM	PM

SPOKANE COUNTY PARKS AND RECREATION - CONSTRUCTION HISTORY (10 YEARS)

Project #	Project Number	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	P12455, P12456, P12958	Latah Creek Clubhouse / Parking lot Renovation	Deck, Epoxy, ADA Ramp, Driveway/Parking, Clubhouse Improvements	Design Bid Build	11/1/2020	6/1/2023	11/1/2020	**6/1/2023	\$ 2,966,000	\$ 2,870,000	Actual cost as of 4/2023 @ 99% complete
2	P12304	Etter Ranch (Trentwood) Trailhead Construction	Construction of a 20-stall paved trailhead parking lot, 1/4 mile of new paved road, new 200 amp electrical service, landscaping.	Design Bid Build	5/11/2021	10/15/2022	5/11/2021	**4/30/2023	\$ 571,000	\$ 578,000	Schedule: Extended out to cover warranty items.
3	P12575	Avista Stadium Weatherization Enhancements	Ballpark weatherization & backflow prevention. Weatherize concessions building, temp heat tape/plumbing protection on Clubhouses.	Design Bid Build	12/1/2021	4/1/2022	12/1/2021	4/1/2022	\$ 585,000	\$ 477,000	
4	P10940	Bidwell Park Construction Phase 2 & 3	Construction of remaining 14 (phases 2 & 3) of 19 acre park. Restrooms, lighted sand volleyball courts, basketball court. Playgrounds (natural & traditional) pickleball courts, ball fields, paved parking/trails, enhancements to existing phase 1 Aquatic facility, amphitheater.	Design Bid Build	6/1/2018	6/1/2021	7/1/2018	6/1/2022	\$ 7,552,000	\$ 7,930,000	Budget: Disagreement(s) between GC and Architect over design and construction drawing specifications. Some additional elements added to project during construction timeframe (e.g. donation for additional play equipment) Schedule: Construction delay driven by Pandemic shutdowns / Health Department inability to perform construction review during the pandemic. GC staff turnover.
5	P11227	Prairie View Aquatics Enhancement	Auxiliary building, Additional Water Slides, deck expansion, shade structures	Design Bid Build	12/1/2018	6/1/2020	12/1/2018	6/1/2022	\$ 1,050,000	\$ 1,180,000	Budget: Actual low bid exceeded initial planned budget. Additional funds had to be allocated to proceed. Schedule: Auxiliary building portion of project was delayed due to pandemic. This also contributed to cost increases over planned budget
6	P11656	Phillips Creek Trailhead Construction	Construction of a 20-stall paved trailhead parking lot, 1/8 mile of new paved road, new 200 amp electrical service, landscaping.	Design Bid Build	4/30/2020	12/15/2020	4/30/2020	10/7/2021	\$ 372,000	\$ 387,000	Schedule: Extended out to cover warranty items.
7	P10384	MeadowWood Golf Course Irrigation Renovation	Replace golf course irrigation system w/ new pump house	Design Bid Build	11/1/2016	10/1/2018	11/1/2016	10/1/2018	\$ 3,700,000	\$ 3,510,000	
8	P9849	Prairie View Park Expansion	ball fields, pickleball courts, sand volleyball courts	Design Bid Build	8/1/2016	12/1/2018	8/1/2016	12/1/2018	\$ 1,010,000	\$ 1,490,000	Budget: Additional park enhancements were desired and funded by new leadership after initial planned budget was established.
9	P8814M	Liberty Lake/MeadowWood and Latah Creek Golf maintenance shop remodel	maintenance shop remodel (2)	Design Bid Build	1/1/2015	12/1/2015	1/1/2015	12/1/2015	\$ 530,000	\$ 500,000	
10	N/A	MeadowWood Golf Course bunker sand	Remove and replace sand in all golf course bunkers.	Work done "in house"	5/1/2014	9/1/2014	5/1/2014	9/1/2014	\$ 350,000	\$ 350,000	
11	P8138, P8340	Centennial Trail Realignment	Demo and relocate / construct 1/2 mile of paved, (Centennial) trail.	Design Bid Build	11/1/2011	4/1/2013	11/1/2011	4/1/2013	\$ 280,000	\$ 270,000	
12	P7086	Latah Creek Golf Course Clubhouse Restroom Remodel		Design Bid Build	1/1/2012	5/1/2012	1/1/2012	5/1/2012	\$ 175,000	\$ 160,000	
13		Avista Stadium Improvements	Various Improvements throughout Avista stadium for compliance with MLB mandates.	GC/CM	9/1/2023	3/1/2025	9/1/2023		\$ 22,000,000		Project construction underway

* estimate on dates
** estimate on finish dates

Exhibit D – Concept Plans



Plante's Ferry

Exhibit D – Concept Plans



WEST PLAINS COMMUNITY PARK - MASTER PLAN
SPOKANE COUNTY, WA

Camas Meadow Park