YOUR NEW PARK IS HAPPENING NOW

RIVER FRONT PARK

November 1, 2016

Mr. John Palewicz
1500 Jefferson Street, SE
Olympia, WA 98504

Reference: City of Spokane Parks & Recreation Division Application for Project Approval using Design-Build (D-B) Alternative Public Works Contract Delivery for the Riverfront Park Pavilion Project

Dear Mr. Palewicz:

In May 2015 the City of Spokane Parks and Recreation Division submitted an application for GC/CM alternate delivery approval for the Riverfront Park Program. Our application was denied. We are currently designing/constructing a number of park projects using the design bid build delivery method.

We have learned that alternate delivery methods are not suited for all programs or project types. We have also learned that some projects are very well suited to alternate delivery as prescribed in RCW 39.10.300 and this is why we are submitting a design build application for the Riverfront Park Pavilion project.

The Pavilion project is the last remaining project to be designed for the Park Modernization and includes renovating the pavilion structure that was an integral part of the 1974 World's Fair. This iconic structure facility is the crown jewel of Riverfront Park. The proposed project will include demolition of existing concrete structures, modernizing administration offices, creating a central gathering space for hosting events including: sporting exhibitions, community, cultural, music, art and other events. The scope of work also includes restoration and deferred maintenance work on the iconic steel tensile structure.

We believe that the progressive design build delivery method is very well suited for our project's objectives: ensure significant collaboration between designer, constructor and owner to maximize value in achieving the owner's program and designing/constructing the project within the Pavilion budget and timeframe. Additionally, this project requires broad collaboration with a number of stakeholders including other contractors. Having one entity responsible for design and construction will reduce the owner's risk related to design and construction coordination.

Pending PRC approval we will undertake the progressive D-B procurement phase with the goal of confirming the project's program, budget and schematic plans next spring.

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509.625.6241 • FAX 509.625.6205

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We believe this project fully meets the requirements for use of the D-B alternate contracting procedure stated in RCW 39.10.300 (1). We are eager to add a D-B partner to our team that brings a synergistic effect of creative design and construction solutions to ensure project success.

If you have questions or require additional information regarding our enclosed application, I can be reached at (509) 625-6204 or email at leadie@spokanecity.org

Thank you for your consideration of our application.

Sincerely,

Leroy Eadie,

Director City of Spokane
Parks and Recreation Division

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State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

APPLICATION FOR PROJECT APPROVAL

TO USE THE
DESIGN-BUILD (D-B) ALTERNATIVE
CONTRACTING PROCEDURE

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9. A Public Body that is certified to use the DB procedure and is seeking approval to use this procedure on a DB project with a total project cost of less than $10 million is not required to submit information for Questions 7 or 8.

1. Identification of Applicant

(a) Legal name of Public Body:	Riverfront Park Pavilion Project
(b) Address:	808 W. Spokane Falls Boulevard, Spokane WA 99201
(c) Contact Person Name:	Leroy Eadie, Director of Parks & Recreation Division
(d) Phone Number:	509.625.6204 Fax: 509.625.6205
(e) E-mail:	leadie@spokanecity.org

2. Brief Description of Proposed Project

The Pavilion project is located on Havermale Island within the center of Riverfront Park and consists of repurposing the 1974 U.S. Pavilion structure and adjacent landscape areas into a new outdoor venue and public plaza. The project scope includes demolition of the ice rink facility and support structure, IMAX Theater, and selective demolition of other existing structures. The existing administrative offices due west of the ice rink will be renovated to support expanded staff and service needs.

Of the almost 90,000 square feet of space in the Pavilion, roughly 50,000 square feet will be available as an event plaza and 40,000 square feet would have an interesting design that allows for public exploration, river views, contemplation, art, interpretation and softscapes. The adjacent Central Plaza and Central Green will be 120,000 square feet with roughly 1/3 in hardscape and 2/3 in softscapes that can accommodate events.

The project will support programmed events such as: community fairs & festivals, sporting exhibitions, cultural & art centered events, culinary (food & drink) festivals, performing arts, and traveling attractions & exhibits. The project also includes completing maintenance work on the tensile cable-net structure.

3. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	$ 1,780,000
Estimated project construction costs (including constr. contingencies):	$ 12,986,000
Equipment and furnishing costs	$ 825,000
Contract administration costs (owner, cm etc.)	$ 400,000
Contingencies (design & owner)	$ 1,742,000
Other related project costs (Permits)	$ 702,000

Sales Tax	$ 1,260,000
Total	$ 19,695,000

B. Funding Status

In 2014, the City of Spokane provided for the issuance and the sale of Unlimited Tax General Obligation Bonds in the principal amount not to exceed $64,300,000 to provide funds for the renovation of Riverfront Park buildings, facilities, infrastructure, and improving other capital facilities of Riverfront Park and the parks systems. The Park Board is the governing body and has allocated up to $19.7M for the Pavilion project.

4. Anticipated Project Design and Construction Schedule

Activity	**Projected Date**
Procure D-B Project Management Consultant	Completed
PRC Presentation	01-Dec-16
D-B RFQ Advertisement	05-Dec-16
D-B SOQ Due	09-Jan-17
Shortlist finalist / Issue RFP	19-Jan-17 / 26-Jan-17
RFP Phase/Submittal due	26-Jan-17 thru 06-Mar-17
Select D-B Team	16-Mar-17
Notice to proceed	31-Mar-17
Design Phase	03-Apr-17 thru 28-Feb-18
Construction Phase	02-Oct-17 thru 31-Dec-18
Close Out Phase	01-Jan-19 thru 29-Mar-19

Please refer to Attachment B for additional schedule information.

5. Why the D-B Contracting Procedure is Appropriate for this Project

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

One of the chief benefits from design-build delivery is the ability of the constructor to collaborate with the designer to increase the efficiency and constructability of the project. In this project, the Design-Builder will be required to manage the destruction and removal of existing structures and then designing and constructing the replacement structures in a way that minimizes cost and maximizes schedule and phasing efficiency. At the same time, the Design-Builder will be required to maintain an iconic City landmark and coordinate with multiple stakeholders to design and construct a renewed sense of place for the entire City.

Having the same entity demolish the existing structures and then design and construct the replacement structures will provide efficiencies in time and sequencing of work. The Design-Builder will be required to coordinate with other entities performing construction and design services in other parts of the park, and progressive design-build is the most efficient delivery method for the City to manage the risk inherent in this coordination.

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

One of the hallmarks of Design-Build delivery is the ability to phase the construction of projects, subject to the ability to obtain permitting. Starting a portion of the project prior to the design being final in another part of the project is efficient and saves substantial time in the schedule.

If this project were a traditional design-bid-build delivery, demolition work would likely not commence until the construction documents were complete, bids were received and the general contractor were under contract. Design-build allows for demolition work to commence prior to the completion of construction documents thereby reducing the overall project duration.

6. Public Benefit

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

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

The City of Spokane desires approval to use progressive design-build so that the City can reduce its risks associated with construction costs and schedule. Utilization of a fixed GMP flexible scope contract establishes the maximum construction cost up front and focuses the constructor, designer and owner on not exceeding the construction budget through target value design while providing minimum program requirements.

6.2 How the use of the traditional method of awarding contracts in a lump sum (the "design-bid-build method") is not practical for meeting desired quality standards or delivery schedules.

Due to the complexity of the demolition work, the high overhead maintenance work, the limited site access, and adjacent concurrent bridge work the public's interest will be served with having one entity responsible for the coordination of all of the various pieces of this project. In addition, the faster delivery inherent in design-build will result in cost savings over the course of the project. Further, the enhanced warranty provided by the design-builder for the performance of the project provides greater protection to the public purse for issues with defective construction or the inability to comply with the warranty.

7. Public Body Qualifications

Please provide:

7.1 A description of your organization's qualifications to use the D-B contracting procedure.

The City of Spokane (City) has hired Hill International, Inc., a professional organization that has the proven alternative contract delivery experience and team to manage and administer the D-B procurement and project. Additionally Robynne Parkinson, JD, DBIA will assist the City's general counsel in preparation of the D-B procurement and contract documents and other legal matters.

7.2 A project organizational chart, showing all existing or planned staff and consultant roles.

Please refer to Attachment C.

7.3 Staff and consultant short biographies that demonstrate experience with D-B contracting and projects.

Berry Ellison, PLA, Program Manager, City of Spokane. Berry is a Professional Landscape Architect with over 20 years of experience guiding multi-discipline teams in the development of open space municipal projects. The last decade of Berry's professional focus has been on recreation improvements adjacent to Waters of the State and within sensitive Shoreline jurisdictions. While serving as Project Manager with a local Design Build firm Berry was the Project Manager for the $3.5M D-B Huntington Park and City Hall Plaza project, Project Manager for the $1.3M D-B City of Gresham Children's fountain. Berry was also the landscape architect for the $55M D-B Spokane Public Facilities District Convention Center Completion project. Berry's responsibilities as City of Spokane Riverfront Park Redevelopment Program Manager include management and coordination of multiple project and construction managers, permitting, coordination of multiple stakeholders and guidance of the Lead Landscape Architecture Team.

Hunt Whaley, Attorney, City of Spokane Legal Department
Hunt provides legal advice for City of Spokane departments, including Parks and Recreation, on public works contract issues. Hunt has been involved with three GC/CM project contracts since joining the City. Hunt obtained his law degree from Gonzaga University's School of Law, and clerked for a Federal Judge with the Federal District Courts for the Eastern District of Washington. He has worked with attorneys at the Department of Defense and the U.S. Navy. In addition to his public sector legal work, he has been employed with private practice firms specializing in business law, litigation, and defense.

Robynne Parkinson, JD, DBIA. Robynne Parkinson is a nationally recognized expert in design-build delivery and procurement and has significant experience with the Washington state design-build statutes. She has over 27 years as an attorney with over 25 years in construction law and over 20 years of design-build construction experience. Recent projects in Washington include the Port of Seattle International Arrivals Facility, the City of Richland City Hall project, the Grant County Public Utilities District Substation Reliability Project, the Port of Seattle's Alternative Utility Facility project, the City of Spokane's Nelson Service Center, the City of Tacoma's Cheney Stadium Renovation, the Spokane Public Facilities District Convention Center Renovation and the Arena renovation. Ms. Parkinson has been on the Design-Build Institute of America's National Board for the last seven years. She has chaired its National Legal and Legislation Committee and is currently the Vice-Chair of its Educational Resources Committee. She is also one of the primary drafters of the DBIA National Contract Forms, including the recently approved Form Request for Qualifications and Request for Proposals. Ms. Parkinson will be assisting the City with the development of the procurement documents and the contract with the design-builder.

Greg Heinz, Vice President Washington Practice, Hill International, Inc. Greg will serve as Principal-in-Charge to the City for its Pavilion project. He has overall responsibility for contractual matters between Hill and the City and providing quality assurance of the Hill team services.

Matthew J. Walker, AIA, CCM, DBIA, Project Manager, Hill International, Inc.
Matt possesses over 30 years of project and construction management experience using traditional and alternative construction contracting methods. His Washington State public works alternate contracting experience includes serving as the D-B Advisor for the City of Richland's $18M D-B New City Hall, serving as project manager for Pre-Bond services for the Spokane Public Facilities District's $27M D-B Sportsplex project, the City of Richland's $3.5M D-B Fire Station #74, the Spokane Public Facilities District's $55M D-B Convention Center Completion project, the $90M GC/CM Convention Center Expansion project, serving as a construction manager for the $17.8M Wellpinit High/Middle School GC/CM Modernization project and serving as architect coordinator and assistant project manager for the $43M D-B Foley Modernization project. Matt will serve as the Project Manager for the Pavilion project and be involved in the D-B procurement, design, construction and closeout phases. He is responsible for the Hill team's effort. He is a licensed Washington State architect, Certified Construction Manager, and a Design Build certified professional.

Tim Mead, Senior Construction Manager, Hill International, Inc.
Timothy has more than 30 years of experience in the construction industry. Tim's areas of expertise include GC/CM procurement and project management, construction management, cost engineering, contract administration, construction inspection, coordinating with design teams, managing subcontractors, preparing cost estimates, performing constructability reviews and value engineering, preparing requests for proposals (RFPs), evaluating bids and contracts, participating in contract negotiations, monitoring schedules and budgets and reviewing billing and change orders. He is a skilled GC/CM practitioner. Tim will serve as the Construction Manager for the Pavilion project and be primarily involved in the construction and closeout phases.

Todd Smith, Senior Estimator, Hill International, Inc.
Todd possesses over 15 years of CM/PM and project controls experience with public and private owners. As a third generation general contractor, Todd brings a unique and qualified perspective to cost controls and scheduling. His public D-B experience includes the Spokane Public Facilities District's Arena Renovation, WSU D-B $23M Wine Science Center, and the $43M GSA D-B Foley Courthouse modernization project. His GC/CM experience includes the $60M Washington State University Football Operations project, the $43M Ellensburg Middle School project, $25.4M Wenatchee School District Abraham Lincoln Elementary project, $17.8M Wellpinit High/Middle School Modernization and $31M Steilacoom High School Modernization projects. Todd will provide project controls (estimating and change order review) oversight for the City. He is a member of the Design Build Institute of America (DBIA), American Association of Cost Engineers (AACE), Construction Management Association of America (CMAA), and the local Association of General Contractors (AGC) chapter.

Rob Mills, Project Engineer Scheduler, Hill International, Inc.
Robert has more than 15 years of experience in project cost and scheduling, estimating, subcontract administration, claims and change order management for education and government facilities. He has performed all aspects of project controls including planning, scheduling, forecasting, estimating, wage and rate analysis. In addition he has established and maintained construction schedules utilizing Primavera Project Manager and P6. Robert recently provided monthly schedule review for three GC/CM projects for the Wenatchee School District. Robert will

provide a similar role on the Pavilion project in addition to his Pavilion budget controls responsibilities.

7.4 Provide the experience and role on previous D-B projects delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project.

Please refer to Attachment D.

7.5 The qualifications of the existing or planned project manager and consultants.

Please refer to Section 7.3 and Attachment D.

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

Garrett Jones, Park Planning Manager, City of Spokane. Garrett is a seasoned Landscape Architect with professional experience working with a local residential Design-Build Firm and more recently with the City of Spokane. Garrett has guided numerous open space municipal projects (see Attachment E) from initial visioning through permitting, construction, and operations as City of Spokane Parks and Recreation Landscape Designer, Landscape Architect and Assistant Director of Park Operations for eight years. Garrett's proven track record of successfully completing municipal Design-Bid-Build projects earned Garrett the title of Park Planning Manager in 2016. He is responsible to guide the department's multi-million dollar budget and capital improvement programs.

The City of Spokane's project management consultant Hill International has demonstrated successful owner's representative services on the following relevant D-B projects: SPFD's $4M Spokane Arena Renovation project, City of Richland's $18M City Hall project, Pre-Bond services for the $27M SPFD Sportsplex project, City of Richland's $2.8M Fire Station #74, WSU $23M Wine Science Center, the $55M SPFD Spokane Convention Center Completion project, GSA's $43M Foley Courthouse Modernization, the $16M Bureau of Indian Affairs K12 Paschal Sherman Indian School, and the $16M Spokane International Airport's parking garage, Hill served as the owner's D-B PM and is involved in all phases of the projects from D-B procurement to project closeout. The team's qualifications and experience and the project organizational chart depict the depth, experience and commitment for successful project completion that will benefit the City of Spokane, its constituents and the general public.

Robynne Parkinson, JD, DBIA is an expert in Washington State public works alternative contract delivery and contract preparation and risk management. Example design-build projects include the City of Tacoma's Cheney Stadium Renovation, the Spokane Convention Center Public Facilities District's renovation of the Convention Center; the City of Spokane's construction of the Nelson Service Center project; and the Port of Seattle's renovation of the International Arrivals Facility at SeaTac Airport. Thaxton Parkinson PLLC will assist the City of Spokane Legal Counsel, Hunt Whaley with D-B procurement strategies, risk management and D-B contracts.

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

Project Management and Decision-Making – Authority and decision making responsibility is provided by the Executive Team (ET) with implementations by the Project Management Office (PMO). The Executive Team consists of two Park Board members, Spokane City Administrator, Parks & Recreation Division Executive Director and Avista Corporation representative. The ET's spending authority limit is $50,000; any contract changes above $50,000 must be approved by the Spokane Park Board.

The PMO, consisting of Park and Hill International staff, conduct "PMO Meetings" twice a week to discuss project/program needs, milestones and develop strategy recommendations to be discussed with the ET. The PMO meets weekly with ET to review recommendations on courses of action and obtains direction regarding implementing the project/program. Matt Walker, AIA, CCM, DBIA, is committed to the day to day operations and functioning of the Pavilion Hill team and will be overall responsible to the Executive Team for the Pavilion project.

The D-B Selection Committee, consisting of Park Board members and staff and Hill International, will review the D-B contractor's RFQs and RFPs and make recommendations of D-B Team shortlisting and D-B selection to the Executive Team and Spokane Park Board.

Communications – The City will use a variety of well-established formal and informal tools to provide effective communications with all of those involved in the project. At the appropriate time the City will advertise the RFQ and post the RFQ on the City's website. During the RFP phase the Selection Committee will meet with the shortlisted firms in proprietary meetings to discuss objectives, project approach, and provide feedback. Once a D-B Team is selected, the PMO, Executive Team and Park Board will meet with the D-B Team during the design phase (at varying intervals) and partake in interim reviews of the design to ensure that the City's expectations and vision of the finished project are achieved.

The PMO and Park staff meet regularly with other park stakeholders (other City departments, Avista, designers, contractors, etc.) to discuss and coordinate park wide design standards, construction access, schedule updates and other topics to ensure that the various projects are aware of the overall program opportunities and constraints. The Pavilion D-B will be an active participant in these meetings once they are under contract.

Project/Program progress is reported to the Executive Team, Riverfront Park Committee, Park Board and other stakeholders. Project status updates will be posted on the City's webpage to keep the public informed on the project status.

Budget Monitoring – The City's Accounting Department with assistance from Hill International is managing and tracking the program finances using City of Spokane account codes. Financial accounting and reporting are provided on a regular basis to the ET, PMO, Park Board and appropriate stakeholders.

The City will maintain its own contingency and Owner's Management Reserve line item in the Pavilion project budget to address any owner betterment changes and appropriate change orders.

Schedule - The overall Pavilion project schedule will be provided in the D-B RFQ/P documents. Monthly D-B construction progress updates with a narrative will be a project requirement.

7.8 A brief description of your planned D-B procurement process.

Our design-build procurement process will be based on a best value approach of qualitative factors and a price factor.

The first phase will be to issue a Request for Qualifications with a project description, published scoring and weighted criteria, proposed project budget and schedule. Submittals will be reviewed and scored by the Selection Committee with technical analysis and input from Hill International and legal counsel as needed. The City intends to shortlist up to three firms.

The second phase will be to provide the Request for Proposal documents to the shortlisted firms. The RFP will include the owner's program and technical requirements, performance specifications and the proposed D-B contract. A proprietary meeting will be held with each firm during the RFP development phase to allow the teams to receive input from the Selection Committee. The proposal submissions will be evaluated by the Selection Committee who will receive, evaluate and score proposals from the short-listed Firms. The Hill and legal teams will provide technical consultation during this phase.

Qualitative factors such as design expertise, project management plan, schedule, technical factors and other published criteria will be the primary criteria for selection. The City is considering various options in determining the required selection criteria based on cost or other price related factors.

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

Robynne Parkinson, JD, DBIA, will assist the City with preparation of the contract and terms and conditions using a modified standard D-B 530 agreement and 535 general conditions. Development, consultation and coordination between the City general counsel and Hill resources will prepare and tailor the RFQ and RFP documents to meet the needs of this project.

8. Public Body (your organization) Construction History:
Please refer to Attachment E.

9. 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.

Please refer to Attachments F.

10. Resolution of Audit Findings On Previous Public Works Projects
If your organization had audit findings on <u>any</u> project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them.

There have been no audit findings for the City of Spokane projects identified in Section Eight above.

Caution to Applicants

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria 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 the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request to use the D-B contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the D-B process. You also agree that your organization will complete these surveys within the time required by CPARB

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

Signature: _____

Name: (please print) Leroy Eadie

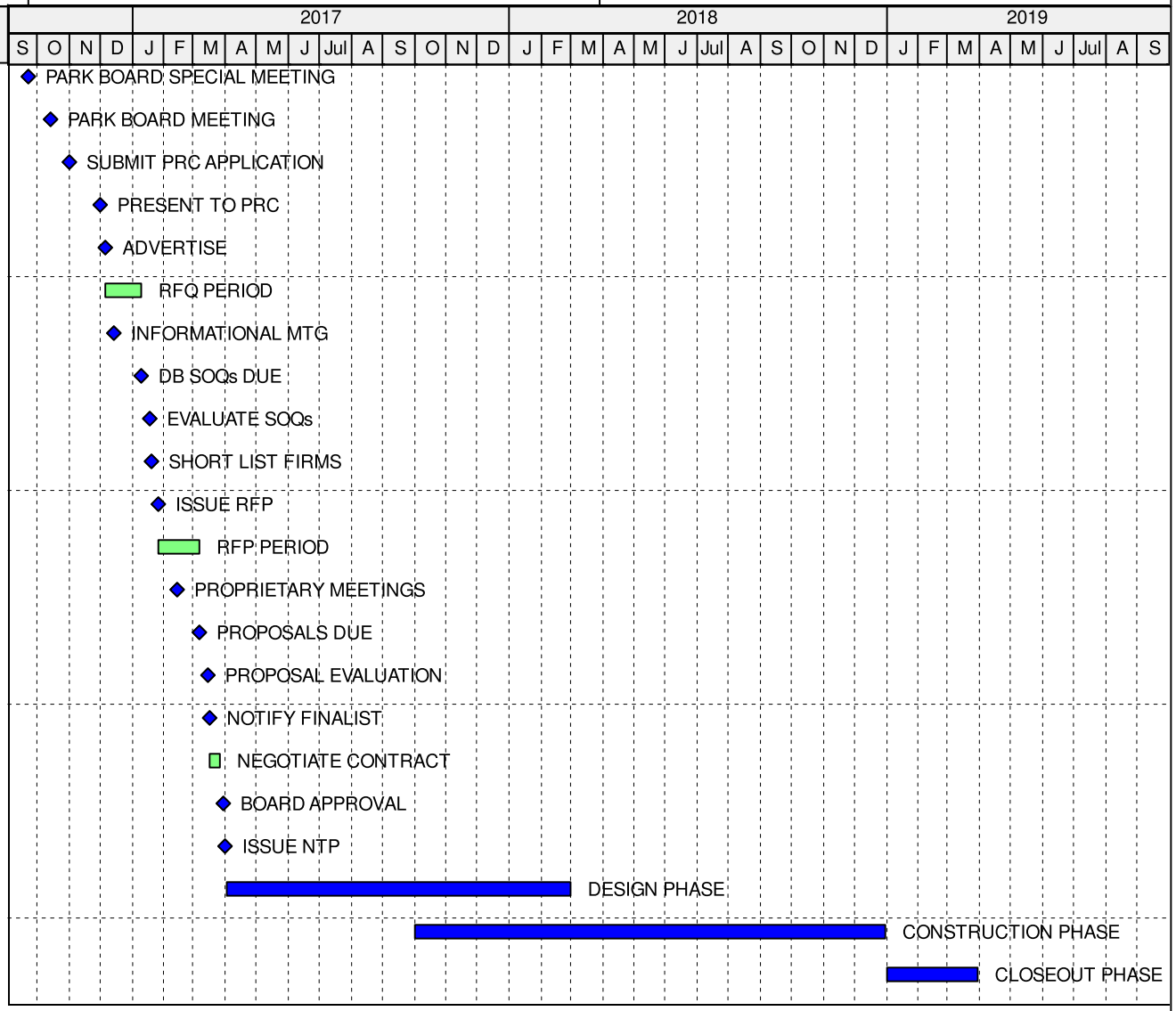
Title: City of Spokane, Director of Parks and Recreation Division

Date: November 1, 2016

RIVERFRONT PARK

PAVILION PROJECT

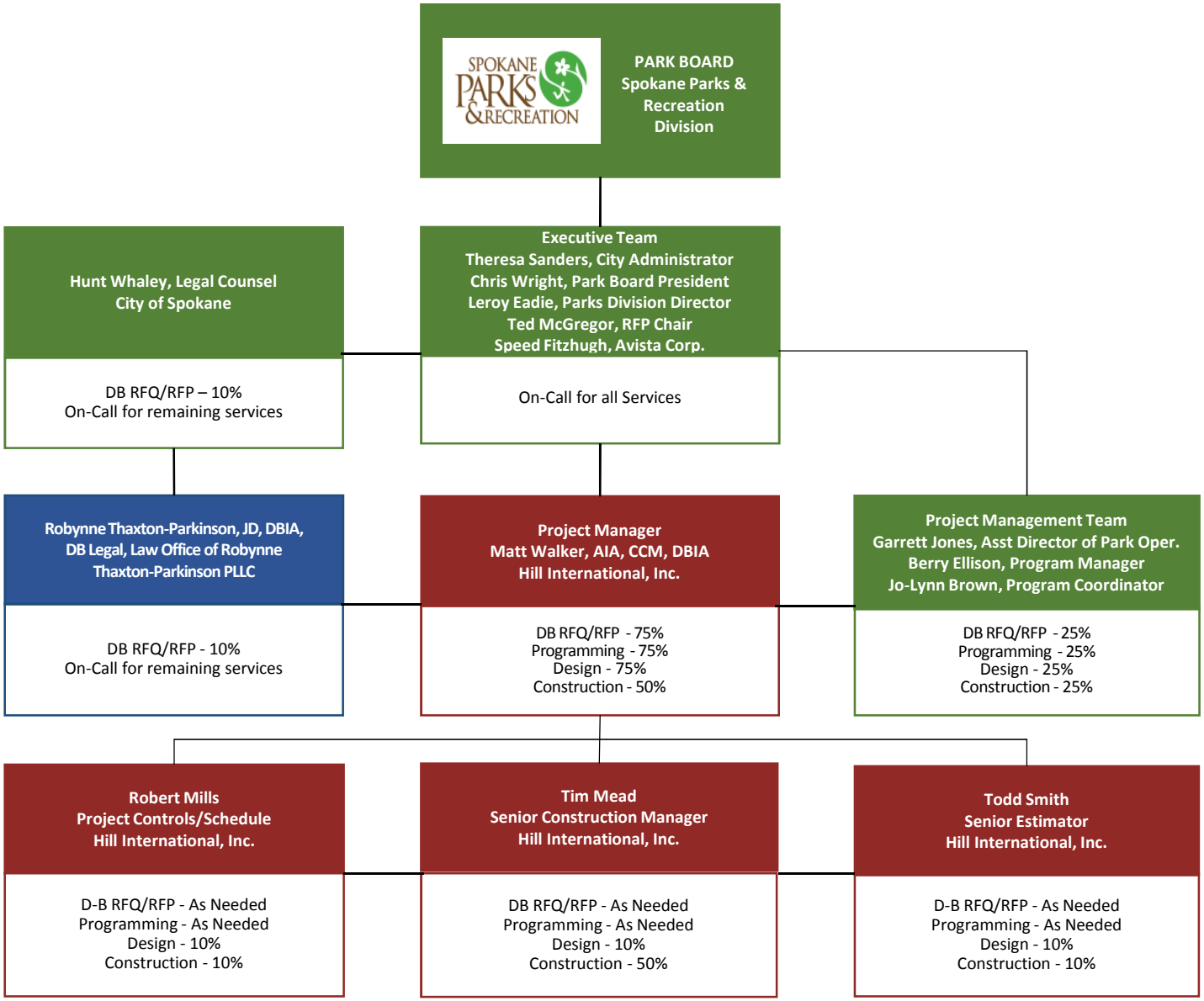
Activity Name	Start	Finish
PARK BOARD SPECIAL MEETING	09/23/16*	
PARK BOARD MEETING	10/13/16*	
SUBMIT PRC APPLICATION	11/01/16	
PRESENT TO PRC	12/01/16	
ADVERTISE	12/05/16	
RFQ PERIOD	12/05/16*	01/09/17
INFORMATIONAL MTG	12/14/16	
DB SOQs DUE		01/09/17
EVALUATE SOQs		01/18/17
SHORT LIST FIRMS		01/19/17
ISSUE RFP	01/26/17	
RFP PERIOD	01/26/17	03/06/17
PROPRIETARY MEETINGS	02/14/17	
PROPOSALS DUE		03/06/17
PROPOSAL EVALUATION		03/15/17
NOTIFY FINALIST		03/16/17
NEGOTIATE CONTRACT	03/17/17	03/27/17
BOARD APPROVAL		03/30/17*
ISSUE NTP	03/31/17	
DESIGN PHASE	04/03/17	02/28/18
CONSTRUCTION PHASE	10/02/17	12/31/18
CLOSEOUT PHASE	01/01/19	03/29/19



Attachment B
RIVERFRONT PARK PAVILION PROJECT

SPOKANE PARKS & RECREATION

Hill International



ATTACHMENT C
Riverfront Park Pavilion Project

CITY OF SPOKANE PAVILION PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE

Name	Summary of Experience	Project Names	Project Size	Project Type	Planning Role	Design Role	Construct Role	Role Start	Role Finish
Berry Ellison **Parks & Recreation** **Program Manager**	Serves as Program Manager for the Riverfront Park Pavilion Project; landscape architect with 20 years of experience guiding multi-discipline teams development of open space municipal projects.	Huntington Park and City Hall Plaza	$3.5M, 3 acres	D-B	PM	PM	PM	13-Nov	14-Apr
		City of Gresham Children's Fountain	$1.3M, 1 acre	D-B	PM	PM	PM	Jan-13	Apr-14
		PFD Convention Center Completion	$55M, 90K SF	D-B	LA	LA	LA	Feb-14	Feb-15
Robynne Parkinson, JD DBIA **Attorney** **Thaxton Parkinson PLLC**	Collaborate with City of Spokane Pavilion Project general counsel on D-B procurement, contracts and risk management. Over 20 years of experience drafting design-build procurement and contract documents and conducting classes in design-build contracts and risk management	Port of Seattle Renovation of International Arrivals Facility at Seattle Tacoma Int'l Airport	$650M	DB	Outside counsel/drafted procurement documents and contract			15-Jun	16-Mar
		City of Portland, Portland Building Renovation	$100M	DB	Consulted with City Attorney in drafting contract			16-Mar	16-May
		City of Richland Fire Station	$2.8 M	DB	Outside counsel/drafted procurement documents and contract			15-Feb	15-May
		City of Richland City Hall	$13 M	DB	Outside counsel/drafted procurement documents and contract			16-Mar	16-Aug
		Grant County Public Utility District No. 2	$13 M	DB	Outside counsel/drafted procurement documents and contract			15-Jul	Ongoing
		Port of Seattle Alternative Utility Facility	$30 M	DB	Outside counsel/drafted procurement documents and contract			15-Dec	Ongoing
		City of Liberty Lake Town Center	$12 M	DB	Outside counsel/drafted procurement documents and contract			15-Oct	16-Mar
Greg Heinz	Serves as Principal-In-Charge on the Riverfront Park Pavilion Project; V.P., Washington State practice, 22+ years experience in PM/CM including WA State public works alternate construction contract delivery methods	East Link LRT Extension - E360 Segment	$250M	D-B		PIC	PIC	Nov-14	Ongoing
		I-405: SR 527 to 196th Street Mainline Widening	$33M	D-B		PIC	PIC	Feb-10	Oct-11
		SR 519 Phase 2, Atlantic Corridor	$80M	D-B		PIC	PIC	Sep-08	Mar-10
		Wenatchee School District No. 246, Washington Elementary School	$29.5M, 72K SF	GC/CM		PIC	PIC	Nov-14	Nov-16
		Wenatchee School District No. 246, Lincoln Elementary School	$23.7M, 82K SF	GC/CM		PIC	PIC	Nov-14	Nov-16
		Wenatchee School District No. 246, Early Childhood Learning Center	$6.1M, 19K, SF	GC/CM		PIC	PIC	Nov-14	Oct-16
Matthew J. Walker **AIA, CCM, DBIA**	Serves as Project Manager for the Riverfront Park Pavilion Project; 30 years experience in architecture, PM/CM and 13 years of experience with WA State public works alternate construction contract methods	Spokane Public Facility District (SPFD) Sportsplex (pending bond vote)	$27M, 100K SF	D-B				May-15	Dec-15
		City of Richland City Hall Project	$18M, 40K SF	D-B	PM	PM	PM	Mar-16	Sep-18
		City of Richland Fire Station #74	$3.5M, 12K SF	D-B	PM	PM	PM	Mar-14	Jun-15
		Spokane Public Facilities District Convention Center Completion	$55M, 90K SF	D-B	PM	PM	PM	Oct-12	Feb-15
		GSA Region 10 - Thomas S. Foley US Courthouse Modernization	$45M, 301K SF	D-B	Architect Coordinator	Architect Coordinator	Architect Coordinator	Jul-09	Aug-12
		Wellpinit High/Middle School Modernization	$17.8M, 54K SF	GC/CM	CM	CM	CM	Apr-10	Oct-12
		Spokane Public Facilities District Convention Center Expansion	$90M, 160K SF	GC/CM	PM	PM	PM	Oct-02	Dec-06

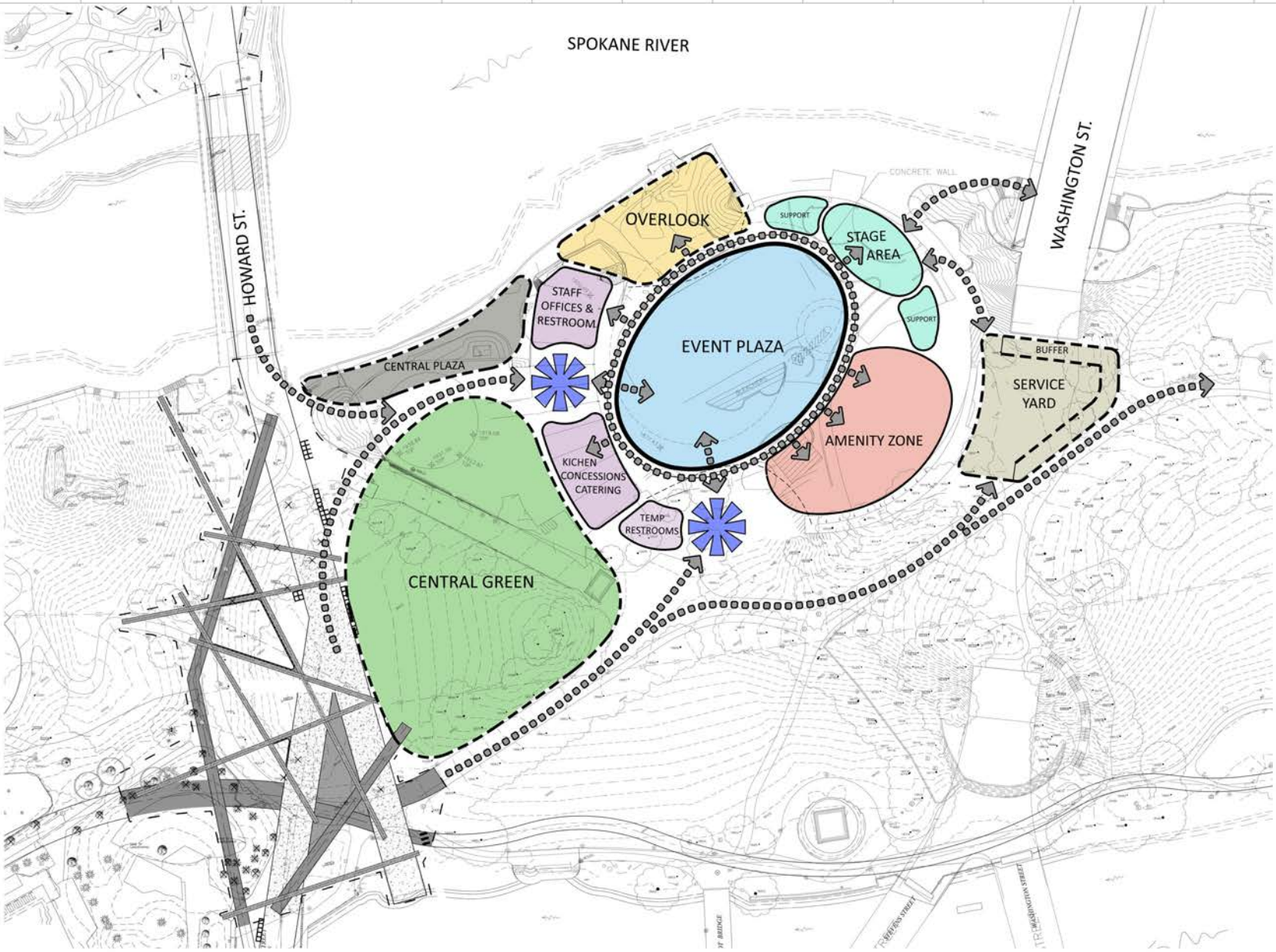
CITY OF SPOKANE PAVILION PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE

Name	Summary of Experience	Project Names	Project Size	Project Type	Planning Role	Design Role	Construct Role	Role Start	Role Finish
Tim Mead	Serves as Construction Manager for the Riverfront Park Pavilion Project; more than 30 years of experience in the construction industry. Tim's areas of expertise include GC/CM procurement, project and construction management.	Ellensburg Middle School	$48M, 120K SF	GC/CM	PM	PM	PM	Feb-15	Present
		Ellensburg School District, Lincoln Elementary Administration Addition	$522K	D-B-B	NA	NA	CM	May-14	Sep-14
		Community Mercy Hospital	$235M, 235K SF	Private GC/CM	PM	PM	PM	Nov-09	Nov-12
		WSU Bioproducts Science and Engineering Laboratory	$19M, 50K SF	GC/CM	PM	PM	PM	Jul-04	Feb-07
		Providence Sacred Heart Medical Center, Parking Garage	$5M, 425 Stalls	Private GC/CM	PM	PM	PM	Oct-05	Jul-06
		Providence Sacred Heart Medical Center, Women's & Surgery Center Expansion	$80M, 320K SF	Private GC/CM	PM	PM	PM	Nov-01	Dec-05
		Seattle University, School of Law	$18.5M, 130K SF	D-B-B	PM	PM	PM	Mar-98	Sep-99
		Super Mall Anchor Stores , Auburn, WA	$12.3M, 365K SF	Private GC/CM	PM	PM	PM	Aug-94	Aug-95
		U of W Medical Center	$13.5M, 65K SF	D-B-B	PM	PM	PM	Nov-95	Dec-97
Todd Smith	Serves as the Senior Estimator for the Riverfront Park Pavilion Project, 15 years experience in CM/PM, GC project engineer, project scheduling and MACC/GMP estimates reconciliation	Spokane Public Facility District (SPFD) Arena Renovation Project	$4M, 15K SF	D-B	PM	PM	PM	May-16	Sep-17
		Ellensburg Morgan Middle School Project	$44M, 119K SF	GC/CM	CM	CM	CM	Jul-15	Feb-17
		Wenatchee School District No. 246, Lincoln Elementary School	$23.7M, 82K SF	GC/CM			CM	Jun-15	Nov-16
		WSU - Football Operations Building	$60M, 85K SF	GC/CM		CM	CM	Mar-13	Mar-15
		WSU Wine Science Center	$23M, 29K SF	D-B	Senior Estimator	Senior Estimator	Senior Estimator	Oct-12	Jan-15
		GSA Region 10 - Thomas S. Foley US Courthouse Modernization	$45M, 301K SF	D-B	Project Controls/ Estimator	Project Controls/ Estimator	Project Controls/ Estimator	Jul-09	Aug-13
		Wellpinit High/Middle School Modernization	$17.8M, 54K SF	GC/CM	Sr Estimator/ Scheduler	Sr Estimator/ Scheduler	Sr Estimator/ Scheduler	Apr-10	Mar-13
		Steilacoom High School Addition & Modernization	$31M, 133K SF	GC/CM	Project Controls	Project Controls	Project Controls	Jun-05	Feb-10
Robert Mills	Serves as the Scheduler for the Riverfront Park Pavilion Project, 14 years experience in project controls	Ellensburg Morgan Middle School Project	$44M, 119K SF	GC/CM		Project Controls	Project Controls	Jul-15	Feb-17
		Wenatchee School District No. 246, Washington Elementary School	$29.5M, 72K SF	GC/CM		Project Controls	Project Controls	Apr-15	Nov-16
		Wenatchee School District No. 246, Early Childhood Learning Center	$6.1M, 19K, SF	GC/CM		Project Controls	Project Controls	Apr-15	Oct-16
		Wenatchee School District No. 246, Lincoln Elementary School	$23.7M, 82K SF	GC/CM		Project Controls	Project Controls	Apr-15	Nov-16
		UW Bioengineering-Genome Sciences Building	$150M, 265K SF	GC/CM	Project Controls	Project Controls	Project Controls	May-03	May-06

City of Spokane Parks and Recreation - Construction History (6 years)

Project #	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	Riverfront Park Fountain Café	New Park café and restroom building with outdoor seating.	D-B-B	Aug-12	Jun-13	Aug-12	Jun-13	$ 560,000.00	$ 585,000.00	Additional tree and utility work requested
2	YMCA Demo and Restoration Project	Demolish the old YMCA building and restore the site into a passive, native recreational and educational area.	D-B-B	Dec-10	Aug-11	Dec-10	Nov-11	$1.15M	$1.07M	Weather
3	Veterans Court - Centennial Trail Improvements	Construct a section of the Centennial Trail, provide landscape improvements, picnic areas and lighting upgrades.	D-B-B	Apr-13	Sep-14	Apr-13	Oct-14	$ 200,000.00	$ 190,000.00	Added features requested by owner
4	Manito Mirror Pond Shoreline Restoration	Install perimeter pathway, an auto fill system, boulders and native landscaping.	D-B-B	Mar-14	Oct-14	May-14	Nov-14	$ 145,000.00	$ 145,000.00	Overflow Cage revisions
6	Cowley Playground Replacement	Replace playground, fall surfacing and containment curb.	D-B-B	Dec-14	Apr-15	Feb-15	Mar-15	$ 30,000.00	$ 27,500.00	
7	Gaiser Conservatory Center House Renovation	Upgrade heating system and install new sidewalks, water feature, railings and trellis.	D-B-B	Feb-13	Sep-14	Feb-13	Nov-14	$ 190,000.00	$ 197,000.00	Materials
8	Cannon Hill and Corbin Park Restroom Roof Replacements	Replace roofs	D-B-B	Oct-14	Nov-14	Oct-14	Oct-14	$ 30,000.00	$ 27,500.00	
9	Couer D'Alene Gazebo Renovation	Restore a historic gazebo with more sustainable, maintenance friendly materials.	D-B-B	Jan-13	Jul-13	Jan-13	Aug-13	$ 180,000.00	$ 190,000.00	Waiting on special ordered materials
10	Manito Picnic Shelter	Install new shelter and picnic area	D-B-B	Aug-11	Sep-12	Aug-11	Sep-12	$ 50,000.00	$ 49,000.00	

11	Harmon park Electrical Upgrades	Expand electrical services and provide upgrades for public special events.	D-B-B	Jun-12	May-13	Jun-12	Aug-13	$ 45,000.00	$ 50,000.00	Added scope to project
12	Howard Street "Blue" Bridge - Guardrail Retrofit	Fabrication, construction and installation of a guardrail retrofit to control pedestrian traffic on bridge through Riverfront Park	D-B-B	Jul-12	Sep-12	Jul-12	Sep-12		$128,897	Project had to be re-scaled and re-bid due to high estimates - closed out on 10/8/2012
13	Camp Sekani Privacy Shelter	Fabrication and installation of a privacy shelter to shield the public view of portable toilets	D-B-B	Dec-13	Apr-14	Dec-13	Jun-14	$25,000	$42,666	Spring weather conditions delayed execution of the project - closed out on 8/1/2014
14	Polly Judd Picnic Shelter	Provide and install a steel picnic shelter at Polly Judd Park	D-B-B	Jan-11	Aug-11	Jan-11	Aug-11		$43,366	
15	Mission Park Tennis Court Rebuild	Planning, demolition and construction of the tennis courts at Mission Park	D-B-B	Mar-14	Mar-15	Oct-15	Jul-15	$185,000	$209,023	Shedule overrun due to delayed start due rebid and budget overrun due to owner-requested ammenities added during the project -- no closeout yet
16	Spokane Youth Baseball Fields	Reconstruction of various baseball fields throughout Spokane	D-B-B	May-10	Jun-11	May-10	Jun-11	$3M	$1.9M	



PROGRAMMATIC DIAGRAM
NTS

CITY OF SPOKANE PARKS & RECREATION

PAVILION & CENTRAL PLAZA
RIVERFRONT PARK REDEVELOPMENT
PROGRAMMATIC DIAGRAM

BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DATE: 09.21.2016
DRAWN BY: -
CHECKED BY: -
PROJECT NO: -

REVISION
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SHEET 1 OF 1

P-1
PROGRAMMATIC DIAGRAM

ATTACHMENT F: ARTIST RENDERING

RIVERFRONT PARK PAVILION PROJECT