Grant County
PUBLIC UTILITY DISTRICT

July 1, 2015

Mr. Curt Gimmestad, Chair
State of Washington Capital Projects Advisory Board
Project Review Committee
Department of Enterprise Services
Engineering & Architectural Services
Attention: Robyn Hofstad
PO Box 41476
Olympia, WA 98504-1476

RE: Public Utility District No. 2 of Grant County, WA Application for Project Approval Using Design-Build (D-B) Alternative Public Works Contract Delivery for the Grant PUD Substation Reliability Project

Public Utility District No. 2 of Grant County, WA (Grant PUD/the District) has been serving the electrical needs of Grant County residents since 1938. We have 52 electrical substations and provide power to nearly 47,000 customers throughout the county. Our county, along with the number of customers has been growing steadily and the need to provide reliable power to all our customers in an efficient manner is increasing.

Currently, Grant PUD has a 5 year backlog of substation improvements to maintain reliability. In addition, we are receiving requests from new and existing industrial customers to provide new electrical capacity faster than our current resources and processes can support.

Our Substation Reliability Project proposes to upgrade six existing substations and build one new substation using the Progressive Design-Build (PDB) delivery approach. We have chosen this delivery method because the traditional design-bid-build approach will not allow us to be responsive to the urgent need to upgrade and reliably expand the electrical power service to our customers. In order to ensure that we are successful in delivering this project, we have assembled an excellent team of professionals who possess all the necessary skills and experience in the procurement and management of the Design-Build process within the framework of RCW 39.10. With the help of this expert team, we are eager to partner with a Design-Builder who will help us deliver this project in the shortest possible time.

If you have any questions regarding this application, please let me know. I can be reached at (509) 793 1476.

Thank you for your consideration. We look forward to presenting our application to the Committee for approval on July 23, 2015.

Sincerely,

Jeff Shupe PE,
T&D Engineering Manager, Industrial Representative
Jshupe@gcpud.org; (509) 793 1476

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: Public Utility District No. 2 of Grant County, Washington
(b) Address: P.O. Box 878, Ephrata, WA 98823
(c) Contact Person Name: Jeff Shupe
(d) Title: Transmission and Distribution Engineering Manager
(e) Phone Number: 509-793-1476
(f) E-mail: Jshupe@gcpud.org

2. Brief Description of Proposed Project

Please describe the project in no more than two short paragraphs.

The proposed project will improve six existing substations and build one new substation. Five electrical substations serving Grant County Public Utility District (the District) commercial and residential customers will be upgraded to improve customer & substation reliability. One substation will be expanded for additional capacity and a new substation will be built, to serve the District's industrial customers.

- At the Nelson Road Substation, the project will provide an additional transformer lineup to expand its capacity to meet increased demand.
- At the Babcock and Peninsula Substations, the project will replace legacy metal clad switchgear and upgrade the substations to the current District standards.
- At the Coulee City and Winchester Substations, the project will replace outdated and overcapacity substations, bringing them up to current District standards and expanding capacity.
- At the North Quincy Substation, the project will add one additional line-up with a 41MVA transformer, a live tank breaker and a distribution rack, which will expand the capacity of the substation.
- Quincy Plains Substation will be a new 41MVA substation.

The goal of this project is to quickly eliminate critical deficiencies in the first five substations listed above, while freeing up the capacity of District staff to focus on delivering new substations in response to tremendous growth in the service area. The expansion of the North Quincy substation and the addition of the Quincy Plains substation will serve the growing demand of the District's industrial customers.

3. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (Owner's A/E, Legal, CM, etc.)	$ 1,050,000
Estimated project design & construction	$ 11,594,000
Equipment	$ 9,390,000
Contingencies (owner & design)	$ 5,246,000
*Use Tax (7.9%; does not apply to professional services)	$ 2,072,000
Total	**$ 29,352,000**

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

Grant County PUD's project funding for the Substation Reliability Project is included in the District's 10 year Financial Forecast and approved in the 10 year Capital Projects Plan. The District updates the forecast and capital plan each calendar quarter. Per statute, the District prepares an official annual budget for the coming year based in part on the forecast and capital plan projected cash flows. Preliminary Reliability Project spending has been adopted in the District's 2015 budget, with amounts anticipated to be included in subsequent annual budgets for 2016 and 2017 based on project milestones, the Financial Forecast and the Capital Plan.

4. Anticipated Project Design and Construction Schedule

Please provide:

- The anticipated project design and construction schedule, including (1) procurement; (2) hiring consultants if not already hired; and (3) employing staff or hiring consultants to manage the project if not already employed or hired.

Activity	Projected Date
Procure D-B Project/Construction Management Consultant	Completed
PRC Approval	23-Jul-15
D-B RFQ Advertisement	24-Jul-15
D-B SOQ Due	14-Aug-15
Select/Notify Finalists	28-Aug -15
Issue RFP	03-Sep-15
Proposals Due	28-Sep-15
Notify Highest Scored Finalist	07-Oct-15
Notice to proceed	10-Nov-15
Design & Construction Phase	Nov-15 thru Jun-17
Closeout Phase	July-17 thru Aug-17

Please refer to Attachment A for additional schedule information.

5. Why the D-B 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 D-B approach is critical in developing the construction methodology (1) What are these highly specialized activities, and (2) Why is D-B critical in the development of them.?
- If the project provides opportunity for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies.

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

The recent influx of industrial customers in Grant County has put a strain on Grant County PUD's system, and the District does not have the internal personnel resources to manage the design, procurement and construction of substations in a timely fashion to meet the demand. The District's current resources limit its ability to design and construct new or modified substations to approximately two per year, which means that the earliest date the last of these substations would be completed is some time in 2021. The PUD has concluded that the only reasonable way to accomplish the design and construction in the time required is to utilize qualifications focused design-build procurement and delivery.

Because the design-builder will be selected based on qualifications and a price factor, the selection process will take approximately the same amount of time as the District would normally expect to take to hire a design team in the design-bid-build methodology. The design-build team will be able to significantly compress the traditional design schedule and start construction while the design is being completed. Design duration will also be shorter because documentation will be done only to the extent necessary for permitting, building and record drawings, rather than to the level typically needed for competitive lump sum bidding. The construction schedule will be compressed, in part, because the design-builder will be able to drive early equipment selection and procure long lead items while the design is still underway. Further, the design-builder will save time and promote efficiency in the project by consolidating the submittal and approval process for designs, materials and equipment for all seven sites.

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:

- How this contracting method provides a substantial fiscal benefit; or
- 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 District's highest priority is to maintain the reliability of its system for its current customers. The District also has a statutory obligation to provide power to new customers locating to Grant County. There are a substantial number of new industrial customers relocating to Grant County bringing jobs and economic diversity; however, if the PUD cannot provide sufficient power to these new customers in a timely fashion, they will locate the facilities somewhere else. The completion of this project with the highest quality and reliability and with the speed necessary to accommodate these new industrial customers provides a substantial public benefit to the community at large.

As described in section 5 above, the design-build method will enable the District to deliver improved substation reliability to its existing & new customers and allow them to provide services to new industrial customers much faster than with the design-bid-build method. Unreliable power causes disruptions to existing customers, limits economic growth in the District's service area and diverts scarce District resources to emergency repairs and load shifting activities. The sooner the substation deficiencies are addressed, the sooner they will cease being a burden to the District and its rate-payers. In turn, the District can then sooner address the needs of its industrial customers, which will ultimately benefit the community of Grant County. Further, the District does not have the resources to support the delivery of this project using Design-Bid-Build, and given the lack of resources, the District estimates that the project would not be delivered until 2021.

7. Public Body Qualifications

Please provide:

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

The District has hired Vanir Construction Management, Inc. (Vanir), a professional project and construction management firm that will serve as the owner's representative on this project. Vanir has assembled a highly qualified team with significant design-build expertise. Eric Smith, PE, DBIA will serve as Vanir's project director, providing leadership, D-B expertise and support to the team. As a subconsultant to Vanir, OAC's project manager Stacy Shewell, Assoc. AIA, Assoc. DBIA will provide additional D-B expertise as our D-B lead advisor. In addition, Vanir is currently negotiating a contract with POWER Engineers, who will serve as the owner's electrical engineer providing expertise with Engineer, Procure and Construct (EPC/D-B procurement) electrical substation construction projects. The District has also hired Robynne Parkinson, JD, DBIA to assist in preparation of the D-B procurement and contract documents and provide consultation and assistance throughout the course of the project. Ms. Parkinson is a nationally recognized expert in design-build procurement, contract development and best practices

7.2 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.

Please refer to Attachment B for the Organizational Chart.

7.3 Staff and consultant short biographies that demonstrate experience with D/B contracting and projects (not complete resumes).

Eric Smith, *PE, DBIA*: Project Director, Vanir Construction Management, Inc.
Eric has 38 years of experience in the design and construction industry as owner, builder and consultant. Eric served for 12 years at the University of Washington Capital Projects Office, the last nine of which were as Director, Major Capital Projects. During his tenure at the UW, Eric was a design-build practitioner, a contributor to design-build best practices among public agencies in Washington State and a leader in making improvements to the governing statute, RCW 39.10. Eric pioneered the use of the Design-Build-Operate-Maintain (DBOM) method for public buildings, led the successful use of a stipulated sum design-build approach to a public-private partnership between the UW and the YMCA and led the development of the UW's approach to qualifications-focused D-B selection (Progressive D-B). Eric served for several years on the board of the DBIA Northwest Region. With project team member Robynne Thaxton Parkinson, Eric co-chaired the DBIA NW legislative committee, which launched the successful effort to incorporate progressive D-B into the most recent revision to RCW 39.10. Eric served as a member of the Project Review Committee from its inception in 2006 until 2014.

Robynne Parkinson, *JD, DBIA*: D-B Legal Counsel, Thaxton Parkinson PLLC
Robynne has over 26 years' experience practicing law, 24 of which have been spent representing owners and contractors in the construction industry. She is a nationally recognized expert in design-build procurement and delivery and has been a member of the National Board of Directors for the Design Build Institute of America since 2010, serving for 2 years on the Executive Committee. She is currently the chair of the DBIA National Legal and Legislation Committee and the Co-Chair of the Legal Committee for the DBIA Northwest Region. Robynne is one of the primary drafters of the DBIA National Form Contracts and

teaches the DBIA Design-Build Contracts and Risk Management course across the country. She has also been a invited speaker on design-build procurement and delivery for such diverse groups as the American Bar Association Forum on the Construction Industry, Engineering News Record, the American Arbitration Association, the Society of Colleges and University Professionals, the Lean Construction Institute, the Associated General Contractors, the University of Washington, George Mason University, California Polytechnic University, and Washington State University. Robynne's practice focuses primarily on representing public owners. Example design-build projects include the Port of Seattle International Arrivals Facility (approximately $420 million), the Tacoma Rainiers Stadium (approximately $40 million), the Spokane Convention Center (approximately $55 million), the City of Spokane Nelson Service Center (approximately $13 million), and XO Communications Fiber Optic Backbone Construction (approximately $200 million).

Stacy Shewell, *Assoc. AIA, Assoc. DBIA*: D-B Advisor, OAC Services, Inc.
Since graduating with her Masters of Architecture degree from Washington State University, Stacy has emerged as a pacesetter in the leadership of public design-build procurement in Washington. As Project Manager, Stacy led the City of Spokane in the procurement of their first design build job, a $13.2M fleet maintenance facility. While on the project, she transitioned to employment in the Seattle area with OAC Services Inc., she maintained oversight of the job, which will conclude this month, ahead of schedule and within budget. While with OAC, Stacy has provided oversight in the design-build procurement of two major Washington State University capital projects, the Everett Academic Center and Digital Classroom Building, both with budgets of approximately $70M. Stacy has helped WSU to re-define their design build-delivery model in order to reduce the cost of participation in competition, including the implementation of a Validation Period and fewer proposal requirements. Stacy is an active member of the local design build community, currently serving on the DBIA Northwest region's board.

Stacy will provide Seattle based design build procurement expertise, collaborating with the project team on the development of procurement documents, and execution of the procurement process, and general oversight during design and construction.

The following is a brief description of non-D-B construction experience for other team members:

Scott Tomlinson, *CCM*: Project Manager, Vanir Construction Management, Inc.
Scott is a construction professional with over 30 years of experience in the industry, working on industrial, institutional, transportation, wastewater, marine, and commercial projects for contractors and representing owners. With a solid background in construction law, expertise in project/construction management, design oversight and extensive field experience, he is highly qualified to assist clients in achieving their goals and mitigating risks on construction projects. For over 18 years, he has supported public agencies in Washington State with development and/or refinement of front-end documents that address risks associated with complex construction projects. He recently led Vanir's efforts to evaluate and comment on the design-build contract documents for the $150 million Children's Family Justice Center Project for the King County Council. Scott assisted the City of Tacoma with negotiations with the developer under a lease lease/back alternative delivery approach for the Center for Urban Waters Project. He has also represented the City of Kennewick on contract negotiations utilizing Public/Private Joint Partnership. His experience extends into the private sector and includes work for the Boeing Company and Alyeska Seafoods. Scott will be point of contact with Grant County PUD for Vanir's project and construction management services, team development, implementation of the project management plan, team oversight and issue resolution. Scott will work very closely with Stacy and Eric to insure that the contract between the District and the design-builder is properly managed.

Ina Holzer, *PMP, CCM:* Assistant Project Manager, Vanir Construction Management, Inc.
Ina has more than 9 years of experience in the construction industry including projects in both the private and public sectors. Her alternative contracting experience includes delivering six projects for the Hayward Unified School District (HUSD) Measure "I" Bond Program via Lease-Leaseback delivery method in California. Ina was involved with the program from pre-design through closeout and provided project controls, contract administration, budget management and a multitude of other services for all six projects. In addition to the HUSD projects, Ina has worked with both public and private clients in the state of Washington providing services ranging from project planning, design management, project controls, contract administration and, schedule and budget management. Ina is currently in the process of acquiring her Associate DBIA certification and will be responsible for assisting Eric, Scott and the entire project team throughout the project.

Mark Milacek, *PE*: Project Manager, Grant County PUD
Mark has 22 years of experience as an Electrical Engineer constructing substations. His experience includes developing substation design requirements from requested internal needs, creating one-line drawing concepts, equipment and materials acquisition, contract development and administration, and construction oversight of contractors and vendors. In addition, Mark is responsible for management of District crews during construction and commissioning of projects and he facilitates the project close-out process. Mark will be the Primary Project Manager and point of contact for the Grant PUD Substation Reliability Project. Mark has completed the DBIA certification training and is currently in the process of obtaining his Associate DBIA certification.

Jeff Shupe, *PE*: Engineering Manager, Grant County PUD
Jeff Shupe is the Grant County PUD Electric System Engineering Manager. He has managed the Department for 9 years with an average of $23M a year in capital construction projects over that time including oversight of 27 substation projects. Jeff was directly responsible for establishing a professional project management program and culture at the District to manage the high level of construction activity. He is a Professional Electrical Engineer with 27 years of experience in Transmission Substation and Distribution Engineering and Electric Utility Operations Management. Prior to the Engineering Manager role, Jeff was an engineering consultant directly responsible for the engineering, design and management of 10 Substation construction projects. He has participated as an Owner's Engineer on two Washington State Institutional integrated design and construction projects. Jeff provides extensive operations coordination and Department program management to achieve reliable delivery of power to Grant PUD customers. His expertise includes utility management, project management, team organization, budgeting and cost analysis for rates bonding. Jeff will provide management oversight of the entire Substation Reliability project with emphasis on coordination of the capital budget and actual project spending.

Joe White, *PE*: Engineering Supervisor Grant County PUD:
Joe White has nearly 30 years of experience in Electric Utility T&D design and construction, including 14 years as a substation designer and project manager. Between 1985 and 2008 he had direct design and project management responsibility for hundreds of projects with multiple maximum individual project values exceeding $3 million. Since 2008, as the Engineering Supervisor of Transmission, Substation, and Automation Engineering, Mr. White has overseen the successful design and construction of 27 major substation and transmission projects with total costs in excess of $75 million. His expertise includes contract negotiations, conflict resolution, and project management. Joe will provide guidance and serve as a Senior Project Manager to assist Mark Milacek as required.

Shane R. Lunderville: System Engineering Specialist, Grant County PUD
Shane is an Engineering Specialist IV for Grant PUD with responsibilities in System Planning and Reliability for over 7 Years. Shane oversees Distribution planning, System Reliability, Distribution Operations, and Industrial Operations. Before employment with Grant PUD he had 5 Years of Automation and Electrical Engineering experience in the Automotive Manufacturing sector. Shane will provide oversight and assistance to the entire team.

7.4 Provide the ***experience <u>and role</u> 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 C.

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

Please Refer to Section 7.3 and Attachment C.

7.6 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.

Not applicable

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

In the past 6 years, the District has performed construction work on 16 different substations. Jeff, Joe, Mark and Shane have deep experience in the planning, design, construction and operation of electrical substations. The Vanir/OAC team brings a strong record of best-in-class program, project and construction management services to public agencies in Washington State. Eric, Stacy and Robynne bring special expertise in design-build, as envisioned and practiced under the provisions of RCW 39.10. Please see our individual biographies in section 7.3 above for more details.

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

Grant PUD and Vanir will implement project control procedures that address all aspects of the Project from pre-design through closeout. A Project Management Plan will be developed and implemented to define goals, the overall project management plan, authority, responsibility and communication protocols. Detailed project control procedures that address the RFQ and RFP solicitation, validation, design development and reviews, scheduling, cost control and quality assurance will be established. A Risk Register will also be developed to identify and mitigate risks throughout the Project. Vanir's team will also work closely with Grant PUD and its legal counsel to insure that RCW 39.10 requirements are followed including the governing processes for securing statements of qualifications and proposals. All public notices will have legal approval prior to publication.

An initial project scope definition will be developed with assistance from the owner's electrical engineer in order to ensure the design-builders have sufficient information to provide quality SOQs and proposals. Basis-of-Design and electrical one-line drawings will be developed in collaboration with the selected design-builder and the project team during the validation period. In addition, cost, schedule and further design refinements will be a combined effort lead by Grant PUD with Vanir, OAC and POWER Engineers

providing technical analysis of design, independent cost estimating, scheduling and contingency clarifications assistance and guidance.

During the design phase the District will implement design reviews, design logs and trend logs throughout the course of the engineering development to insure that the basis-of-design and refinements during the validation period are secured. Grant PUD and POWER Engineers will be the primary parties responsible for engineering reviews and quality assurance related to engineering development by the D-B Team. Field quality assurance will be a combined team effort, incorporating the Army Corps of Engineers quality control principles. At the completion of the project, Vanir will prepare a project close-out report, which will capture all pertinent project data and lessons learned.

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

The District intends to use the provision contained in RCW 39.10.330(1)(d)(ii) that allows public agencies to select the design-builder based largely on qualifications, including "cost or price-related factors…". This provision of the statute enables the District to use a "progressive design-build (PDB)" approach. In the PDB approach, the District will conduct a streamlined selection process in which there will be no design competition. Rather, the District will select the DB team that demonstrates that it will bring the best value to the project. The best value calculation will include the establishment of the design-builder's overhead and profit in the competitive selection environment. The District will enter into a two-phased contract with the selected design-builder. The first phase will be a "validation period", during which the project team will work within the project budget and schedule constraints to develop a conceptual design that will establish the project scope, design standards, quality expectations, phasing approach and estimated cost. When the validation process is complete, the District will negotiate a maximum price and project schedule with the design-builder, based on proposals from the design-builder. Upon successful negotiation, the second phase of the contract will govern the completion of the design and construction.

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

Robynne Parkinson has met with the District and started work on the design-build contract and general conditions and will use the progressive design-build contract terms and conditions developed for previous clients as a template for the contract. She was the consultant who developed the contract on the Port of Seattle International Arrivals Facility, which is currently the largest progressive design-build project in Washington State. The contract terms will be typical for a progressive design-build approach and will provide the District with the flexibility to establish reasonable commercial terms and perform early construction work while managing the maximum cost of the Project. Immediately upon award, the design-builder will validate the information and the program provided by the District as well as perform site investigations. At the conclusion of the validation period, the parties will enter into an amendment of the contract to establish the Maximum Price and Basis of Design Documents.

8. 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:

- 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

Please refer to Attachment D.

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. 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.

Please refer to Attachment E – (3 pages).

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.

Grant County PUD has received no audit findings on any of the public works projects listed in response to Question 8.

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: _____

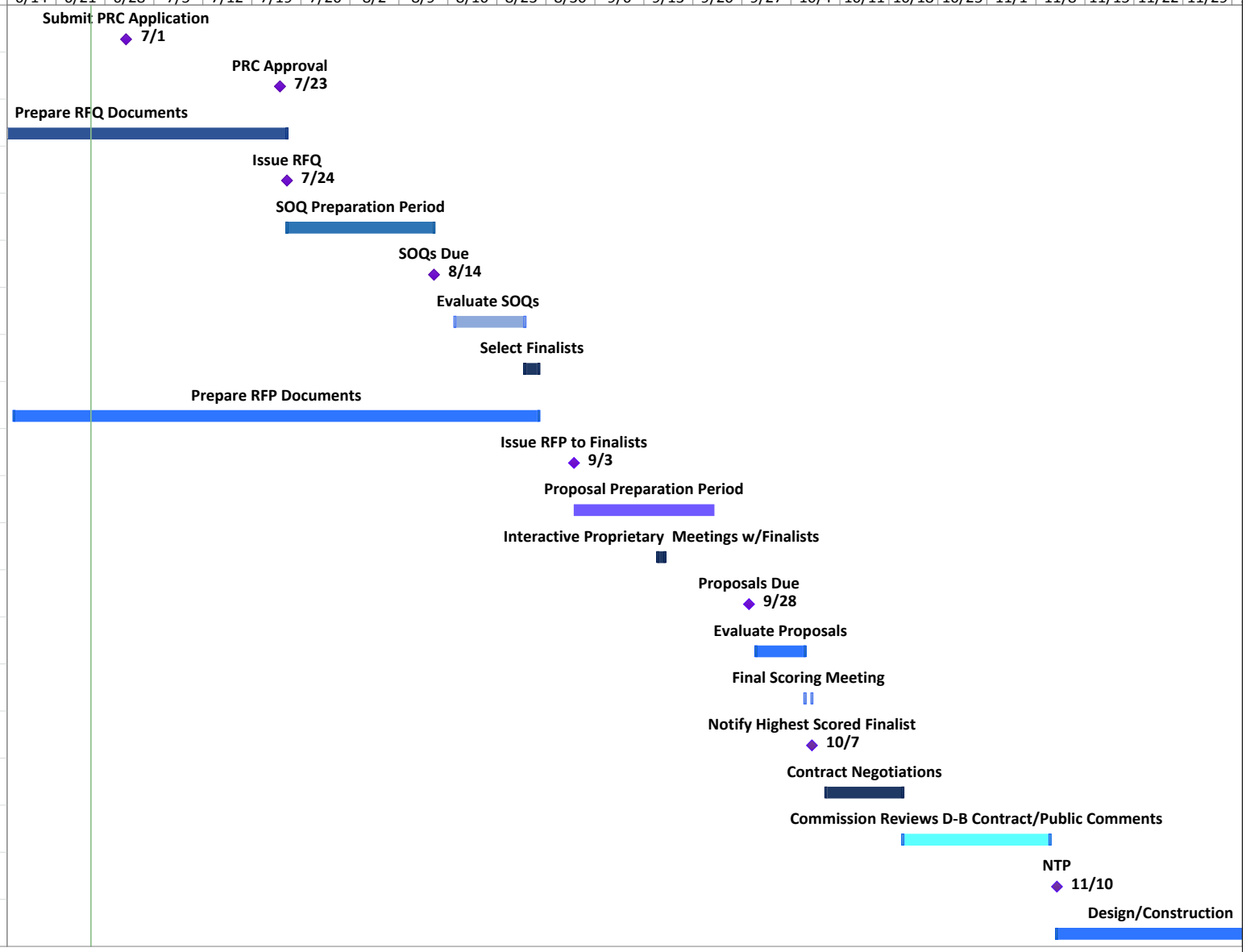
Name: (please print) Jeffrey A Shupe

Title: T&D Engineering Manager

Date: 6/30/15

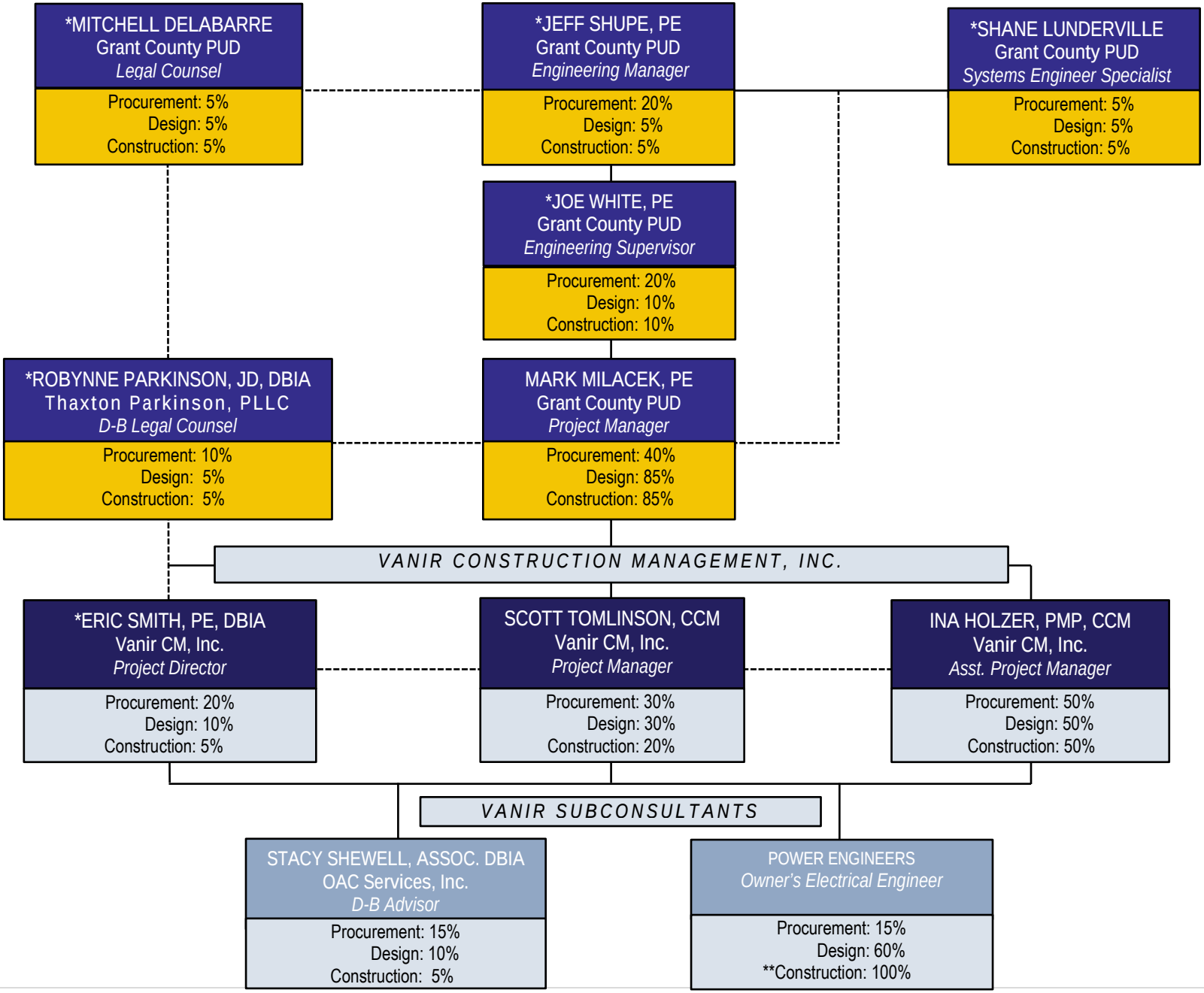
ATTACHMENT A
GRANT COUNTY PUD D-B PROJECT APPLICATION

ID	Task Name	Durati	Start	Finish
1	Submit PRC Application	0 days	7/1/15	7/1/15
2	PRC Approval	0 days	7/23/15	7/23/15
3	Prepare RFQ Documents	39 days	6/1/15	7/23/15
4	Issue RFQ	0 days	7/24/15	7/24/15
5	SOQ Preparation Period	15 days	7/24/15	8/13/15
6	SOQs Due	0 days	8/14/15	8/14/15
7	Evaluate SOQs	8 days	8/17/15	8/26/15
8	Select Finalists	2 days	8/27/15	8/28/15
9	Prepare RFP Documents	55 days	6/15/15	8/28/15
10	Issue RFP to Finalists	0 days	9/3/15	9/3/15
11	Proposal Preparation Period	14 days	9/3/15	9/22/15
12	Interactive Proprietary Meetings w/Finalists	1 day	9/15/15	9/15/15
13	Proposals Due	0 days	9/28/15	9/28/15
14	Evaluate Proposals	5 days	9/29/15	10/5/15
15	Final Scoring Meeting	1 day	10/6/15	10/6/15
16	Notify Highest Scored Finalist	0 days	10/7/15	10/7/15
17	Contract Negotiations	7 days	10/9/15	10/19/15
18	Commission Reviews D-B Contract/Public	15 days	10/20/15	11/9/15
19	NTP	1 day	11/10/15	11/10/15
20	Design/Construction	428 days	11/11/15	6/30/17



GRANT COUNTY PUD SUBSTATION RELIABILITY PROJECT
PRELIMINARY D-B PROCUREMENT SCHEDULE

PROJECT ORGANIZATIONAL CHART (ATTACHMENT B)



*percentages shown are approximate; on-call as-needed
**Includes a full time inspector

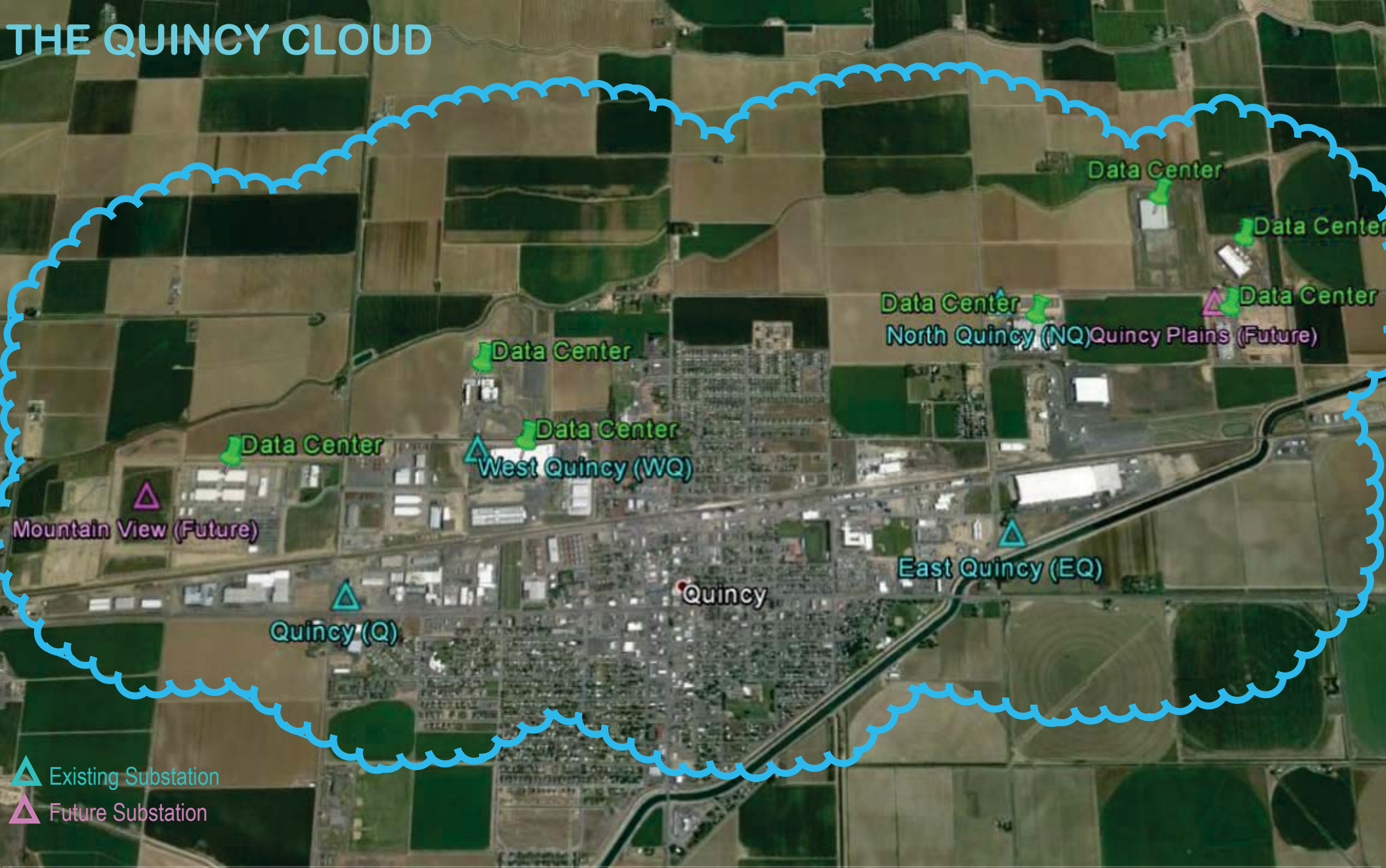
ATTACHMENT C
Grant County PUD D-B Project Application

GRANT COUNTY PUBLIC UTILTY DISTRICT PROJECT MANAGEMENT TEAM ALTERNATIVE CONTRACT EXPERIENCE							
Name	Qualifications Summary	Project Name	Project Cost	Project Type	Role on Project	Role Start	Role Finish
Eric Smith *PE, DBIA* Project Director, Vanir C.M. Inc.	38 years in industry; 9 years as Director, Major Capital Projects at UW; pioneer and innovator in DB in Washington State; DBIA NW board; second chair of PRC.	Benjamin Hall Research Building Core & Shell	$32M	DBOM	Project Director	Oct-02	Mar-06
		Benjamin Hall Lab Fit Out and Re-Fit	$15M	DBOM	Project Director	Mar-06	Jun-14
		UW Tacoma - YMCA Student Center	$20M	D-B	Project Director	Jan-13	Jun-14
		UW West Campus Utility Plant	$33M	PDB	Project Director	Sep-13	Jun-14
		UC Davis School of Nursing	$48M	D-B	Project Director	Jun-14	Ongoing
		Various Projects at University of Washington	$1.4B	GC/CM	Project Director	Aug-05	Jun-14
Robynne Parkinson *JD, DBIA* Principal Thaxton Parkinson, PLLC	24 years as a construction attorney; DBIA National Board; DBIA NW Regional Board; DBIA National Contracts Task Force; Nationally recognized expert in design-build and alternative procurement and delivery; involved with design-build projects since 1996. Projects listed are limited to recent ones.	Port of Seattle Renovation of International Arrivals Facility at SeaTac Airport	$350M	PDB	Outside Counsel	Jun-15	Ongoing
		City of Richland Fire Station	$2.8M	PDB	Outside Counsel	Feb-15	May-15
		City of Spokane Nelson Service Center	$13M	D-B	Outside Counsel	Aug-13	Dec-13
		Washington State University Wine Science Center	$23M	D-B	Outside Counsel	Feb-13	Sep-13
		State of Hawaii Department of Education	$200M	D-B	Consultant to architect drafting procurement documents	Jan-13	Apr-13
		Spokane Public Facilities District Convention Center Completion	$55M	D-B	Outside Counsel	Oct-12	Feb-13
		City of Tacoma Cheney Renovation	$40M	D-B	Outside Counsel	Oct-09	Jan-10
Stacy Shewell *Assoc. AIA, Assoc. DBIA* Project Manager, OAC Services, Inc.	Experience procuring over $150M in DB construction projects. DBIA NW board member and emerging DB leader in Washington State.	City of Spokane Nelson Service Center	$13M	D-B	Project Manager	Sep-12	Sep-15
		Washington State University Everett Academic Center	$73M	D-B	Project Manager/ D-B Consultant	Oct-13	Jul-17
		Food Lifeline Tennant Improvement	$7M	D-B-B	Project Manager	Mar-14	May-15
		Washington State University Digital Classroom Building	$60M	D-B	Project Manager/ D-B Consultant	Aug-14	Spring 2017
Scott Tomlinson *CCM* Project Manager, Vanir C.M. Inc.	30 years in industry, 18 years representing and supporting public agencies in Washington State. Certified Construction Manager through CMAA. Expertise in team development, planning, scheduling, risk mitigation, construction law, quality assurance and project management.	King County Children's Family Justice Center	$150M	D-B	Contract/Approach Review Advisor	Apr-14	Sep-14
		City of Tacoma Center For Urban Waters	$25M	Lease-Leaseback	Contract/Approach/Negotiations Advisor	Apr-08	Jan-09
		Shoshone-Bannock Tribe Casino Phase 2 Addition	$35M	GC/CM	Project Director	May-14	Ongoing
		Boeing Co. High Voltage Feeder and 40-51 Vertical Paint Booth	$25M	D-B and Design Assist	Owner's Representative	Mar-91	Nov-93
		Alyeska Seafoods Surimi and Meal Plant, Roe Plant And Power Plant	$35M	D-B and Design Assist	Project Engineer and Project Manager	Jan-85	Nov-87
Ina K. Holzer *PMP, CCM* Assistant Project Manager Vanir C.M. Inc.	9+ years in the industry; proficient with contract administration for various types of contracts, project controls and various project/construction management	Hayward Unified School District Measure "I" Bond Program (California): 5 new and modernized school projects and 1 interim housing project	$205M	Lease-Leaseback in CA	Assistant Project Manager for all phases	Jan-09	Jun-15

ATTACHMENT D
Grant County PUD D-B Project Application

GRANT COUNTY PUBLIC UTILITY DISTRICT CONSTRUCTION HISTORY 2008 - 2014										
No.	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	West Quincy Substation	Addition of 2 banks to an existing 2 bank substation	D-B-B	Aug-13	Apr-14	Jul-13	Apr-14	$6,500,000	$4,810,000	Original budget was overstated. Low construction bids received.
2	Quincy Substation	Circuit Switcher Replaced	Job Order	Oct-14	Dec-14	Oct-14	Dec-14	$ 431,965	$ 407,180	
3	Warden Substation	Rebuild	D-B-B	Feb-13	May-13	Apr-13	Aug-13	$3,140,008	$3,110,008	Schedule slip due to other customer priority work; customer already had interim service.
4	Randolph Substation	Added one bank to existing one bank substation	Internal Forces	Jan-13	Mar-13	Jan-13	Jul-13	1,250,000	1,117,667	Undiscovered conditions required additional internal crew work scope after start of project.
5	Geneva	New Substation	D-B-B	Dec-11	May-12	Dec-11	Jun-12	$3,736,524	$3,608,732	Contractor late on finish schedule
6	Seep Lake Substation	Added one bank to existing one bank substation	D-B-B	Feb-12	Oct-12	Oct-12	Dec-13	$3,100,000	$2,089,000	Schedule delayed due to other priority District work, initial budget overstated costs.
7	White Trail Substation	Installed a circuit switcher	Job Order	Oct-12	Dec-12	Oct-12	Nov-12	$ 312,500	$ 228,500	Project 7 & 8 budgeted and tracked as one job.
8	Mattawa Substation	Installed a circuit switcher	Job Order	Oct-12	Dec-12	Oct-12	Nov-12	$ 312,500	$ 228,500	Project 7 & 8 budgeted and tracked as one job.
9	North Quincy Substation	Added one bank to existing one bank substation	D-B-B	Dec-09	Jan-10	Dec-09	Jan-10	$1,400,000	$1,350,000	
10	Columbia Ridge Substation	New Substation	D-B-B	Feb-09	Jun-09	Mar-09	Aug-09	$2,426,880	$2,500,000	District priorities delayed the expected start of this project, Costs increased for block wall fencing.
11	Jerico Substation	Rebuild	D-B-B	Aug-11	Jan-12	Jul-11	Nov-11	$1,400,000	$1,180,000	
12	Moses Lake Substation	Rebuild	D-B-B	Jun-10	Nov-10	Jun-10	Oct-10	$2,000,000	$1,800,000	Contractor finished early
13	Dover Substation	New Substation	D-B-B	Aug-09	Dec-09	Dec-09	Apr-10	$5,000,000	$5,407,000	District engineering resources unavailable to complete design per original schedule. No customer impact since temp service established via an interim feed.
14	Peninsula Substation	Added one bank to existing one bank substation	D-B-B	Jul-09	Oct-09	Sep-09	Dec-09	$2,400,000	$2,375,000	Other District work took priority for engineering.
15	Silicon Substation	New Substation	D-B-B	Jun-07	Jan-08	Jun-07	Nov-09	$5,674,860	$7,251,000	Customer Requirements increased scope and capacity by 30%, first 70% of capacity delivered on schedule.
16	Graham Road Substation	Added one bank to existing one bank substation	D-B-B	Mar-08	Aug-08	Jul-08	Nov-08	$1,600,000	$2,042,000	Long lead time transformer delivery was delayed. Transformer costs increased.

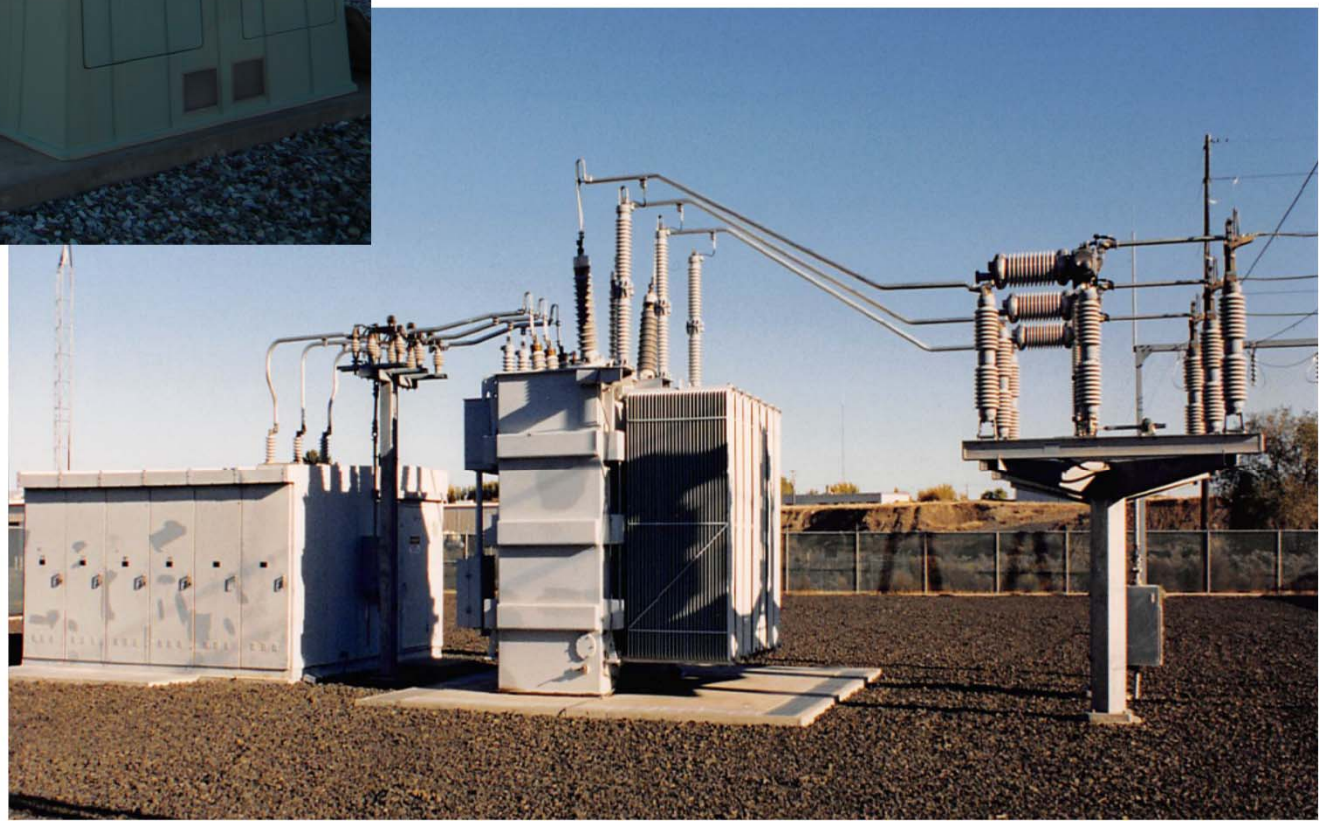
THE QUINCY CLOUD



Babcock Substation

Coulee City Substation

Nelson Road Substation

Winchester Substation

Peninsula Substation