

State of Washington
Capital Projects Advisory Review Board (CPARB)
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 Valley Fire Department \(SVFD\)](#)
- b) Mailing Address: [2120 N. Wilbur, Spokane Valley, WA 99206](#)
- c) Contact Person Name: [Frank Soto Jr](#) Title: [Chief](#)
- d) Phone Number: [509-928-1700](#) E-mail: SotoF@spokanevalleyfire.com

1. Brief Description of Proposed Project

- a) Name of Project: [New Training Facility](#)
- b) County of Project Location: [Spokane](#)
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

The new 12,500 sq. ft. Training Center will serve SVFD as a modern and up to date facility to meet the training requirements of today’s firefighters. Currently, SVFD is served by a 32-year-old, 2,000 sq. ft. training classroom with two offices, two bathrooms and one shower. With an increase of staffing from 80 to 234 personnel over the last 30 years, the current training facility is vastly inadequate to accommodate the growth and changing training requirements. With the rapid growth of this area, the new modern Training Center, appropriately sized for today’s needs, will allow SVFD personnel to maintain and continue to grow in their critical profession.

The new Training Center will consist of two drive through apparatus bays for indoor training in winter weather, two large classrooms, one medium and one small classroom. In addition, there will be five offices and five cubicles, two large gym style bathrooms with showers, PPE storage area, a decontamination room and an air refilling station. The Training Center will be built east of the new Maintenance Facility that is currently being built through the Progressive Design Build delivery method, under RCW 39.10.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$550,000
Estimated project construction costs (<i>including construction contingencies</i>):	\$6,550,000
Equipment and furnishing costs	\$125,000
Off-site costs	\$50,000
Contract administration costs (owner, cm etc.)	\$100,000
Contingencies (design & owner)	\$750,000
Other related project costs (briefly describe)	\$185,000
Sales Tax	\$690,000
Total	\$9,000,000

**Other project costs include, geotechnical services, special inspections and testing, NREC inspections, building pressure test, plan review, permitting, utility fees, OFOI, 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*

In February 2019, SVFD voters passed a \$113M M&O levy for maintenance, equipment, and capital project improvements. The capital projects identified during the levy are a new future fire station, a remodel of an existing station, and a new maintenance facility to meet the needs of today's fleet. \$9M is currently earmarked for the Training Facility.

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.

Description	Duration	Start	Finish
PRC Meeting and Approval	1 day	12/1/22	12/1/22
Advertise RFQ and Collect SOQ's	4 weeks	12/4/22	1/6/23
Score SOQ's and Shortlist	1 week	1/6/23	1/12/23
Interviews	1 day	1/19/23	1/19/23
RFP and Fee Opening	2 weeks	1/20/23	2/2/23
Board of Commissioners Approval	1 day	2/7/23	2/7/23
Programming and Validation	3 months	2/8/23	4/28/23
Mini GMP	1 week	4/10/23	4/14/23
Negotiate GMP	1 week	4/28/23	5/5/23
Design Completion/Permitting	2 months	5/8/23	6/30/23
Construction	11 months	7/3/23	5/31/24
Project Completion	4 weeks	6/1/24	6/30/24

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

The SVFD has included \$9M in the 2023/2024 budget for the total project cost. With the \$9M total project cost, this leaves a firm \$7.1M left for the GMP contract value. It is imperative that the design matches the \$7.1M GMP budget. Having the design builder lead the design efforts will allow us to maximize the scope that goes into the project to identify the most efficient ways to lay out the site, and the building to get us as close as possible to the 12,500 sq. ft. programmed space. We cannot afford to design a project that is \$1M over budget, then drastically cut scope after the project has been bid, in order to get a scope that matches our budget.

By having the design builder at the table through the entire process, we can maximize efficiencies within the design to give us the "biggest bang for the buck" to fit within our budget. Furthermore, by utilizing an experienced and qualified PDB team, we will have strategies to implement various alternates into the project as risk reduces, to maximize the available funds. We need a solid strategy to put all the money into the building as the project progresses, and risk is reduced.

- If significant savings in project delivery time would be realized, explain how DB can achieve time savings on this project.
SVFD is currently behind schedule in their long-term capital facility projects due to cash flow issues caused by the COVID-19 pandemic (i.e., property tax collections were delayed, and non-critical spending was frozen). In response, the funds for the new Training Facility have now been incorporated

into the budget for the 2023-2024 fiscal years. The areas served by the SVFD has been growing rapidly and steadily for years. As a result, the current facility that was built 32 years ago, was built at a time when there were only 80 firefighters in the whole department. As of October 2022, there are now 234 total employees with 168 frontline fire fighters. In the 32 years that the current training facility has been operational, the SVFD has almost tripled in size.

The current training facility is vastly inadequate to meet the Department's needs and has been inadequate for years. The current training facility is roughly 2,000 sq. ft. After a programming exercise was completed in 2021, it has been determined that the SVFD needs approximately 12,500 sq. ft. to meet their current needs; a delta of 10,500 sq. ft. Furthermore, the current site restrictions drastically reduces the feasibility of real world scenarios during their active training activities.

Based on the inadequacies of the existing Training Facility, it is imperative that the new Training Facility is up and operational as quickly as possible in order to meet the growing demands for today's training standards with the current fleet size, that continues to grow.

By utilizing PDB, the project delivery time can be reduced with:

1. Mini GMPs – One of the biggest advantages with PDB is the ability and flexibility to issue “mini-GMPs” to cut certain scopes of work loose or get started on long lead procurement items. Material and supplies are extremely volatile right now, and there's no indication this will improve anytime soon. By utilizing PDB we can evaluate materials and lead times in real world time and get started on early procurement to ensure we have the right material on site when we need them.
2. Avoid potential bidding issues that could delay the project – it's not uncommon to have bidding errors, bidding protests, and over budget bids that delay the construction start of any given project under the DBB delivery method. Given the tight timelines this project requires, we cannot afford to have delays that could occur during a traditional DBB bidding process.
3. Avoid potential permitting delays – too often, under DBB we get hit with surprise project requirements from the jurisdiction, which can lead to sliding back the planned bid date. By utilizing PDB, this can streamline the permitting process, to avoid potential errors or gaps, while continuing to buy-out the project without having to follow the traditional DBB linear delivery process.
4. Streamlined construction – by having the contractor leading the design effort, the construction efforts are streamlined with the whole project being a smoother process. There are fewer surprises, fewer unknowns, and fewer RFIs with quicker response times. All this leads to a quicker turnaround and occupancy for the Owner, that is critical for the life-saving services the SVFD provides.

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

One of the greatest advantages of PDB under RCW 39.10 is the flexibility of early procurement items. With the volatility of today's construction market, it's difficult to predict what items and materials will be affected the most. In a traditional DBB world, material escalation may be realized and identified during design, but nothing can be done about the cost issues until the design is 100% complete and can be bid out.

With PDB, we have the ability to monitor and react to market changes in real time in order to lock in pricing at the best possible time. With the Maintenance Facility that is currently under construction, our suppliers notified us that we saved approximately \$50K by locking in the contracts for open web trusses, steel decking, and pre-cast panels. PDB gave us the flexibility to lock these prices in early that DBB would not have offered. We plan to utilize this strategy again on the Training Facility, in order to provide the greatest value to the taxpayers.

Furthermore, PDB allows us to pull in key trade partners to help us with “means and methods” of construction and materials. In the current Maintenance Facility, we leveraged our trade partners to come up with nearly \$200K in savings simply by allowing for greater flexibility in constructability and material selection. SVFD will get the same end product, but for almost \$200K less because of the ideas implemented by our trade partners. These savings would not have been realized in the traditional DBB delivery method. We plan on utilizing the same strategy for the Training Facility.

- 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. In today’s volatile construction market DBB presents many challenges that PDB can overcome, or help manage:
 1. Lead times for many materials do not lend themselves well to an accelerated construction schedule. From decking to door frames and hardware, glazing, storefront, quick opening garage doors, CMU, and others, we can’t afford to wait for material to show up on site. We need material on site to fit within our schedule. We can’t wait to lump sum bid this project in the spring, then delay construction while we wait for long lead material items to show up. We also can’t start construction, and then stop, while we wait for critical materials to arrive.
 2. Hard bidding this project could also lead to delays during the bidding process itself. It’s not uncommon for bidding errors, budget issues, or other problems to trigger a re-bid for the project. Our schedule does not allow for another month delay if there were to be an issue during the bidding process.
 3. Past design-bid-build projects have led to a number of quality control issues that likely would have been avoided through the PDB delivery model. From battling leaky roofs for years, CMU that did not get the proper water repellent mixed in the mortar, to beams installed too low, and driveways not pinned to the foundation. By integrating the Design Builder as part of the process and selecting the most qualified team to run our project for the duration of the schedule, we should be able to mitigate many quality control issues that happen during traditional DBB projects.

6. Public Body Qualifications

Please provide:

- A description of your organization’s qualifications to use the DB contracting procedure.

The SVFD is an experienced construction owner, augmenting its expertise with the help of OAC Services; one of the region’s most experienced design-build experts. SVFD has built a new Fire Station and expanded an existing Fire Station to accommodate the new tiller bay trucks in the past five years. (Design Bid Build was used for these two projects, and too often errors and omission changes occurred, costing SVFD both time and money. SVFD needs cost certainty throughout the design in order to stick to their budget and allocate necessary funds to other resources).

The SVFD is currently nearing completion of their new Maintenance Facility, utilizing Progressive Design Build under RCW 39.10. SVFD has enjoyed the collaborative team approach that PDB offers, and the unique problem-solving creativity that a good PDB offers. In addition to the collaboration and problem-solving, the SVFD has also realized the flexibility and cost saving potential from “mini-GMPs” to get early procurement going for critical components of the building. The SVFD locked in mini GMPs for open web trusses, steel decking, and pre-cast panels, so that the nine-to-ten-month lead time would not affect the construction of the project. In addition to the time savings, the SVFD also saved around \$50K by locking these prices in early.

OAC has successfully managed PDB projects ranging from \$2M to over \$200M for various clients including Washington State University, King County, City of Spokane, Spokane Valley Fire Department, City of Liberty Lake, Ellensburg School District, Almira School District, General Services Administration, and the Washington Public Utility District. OAC has active members in the Design Build Institute of America regionally and nationally, and numerous DBIA certified professionals.

Deputy Chief Tom Hatley will be the main point of contact for the SVFD for the duration of the project. Tom has been integral in the PDB process for the new Maintenance Facility and is currently managing a Station 5 remodel project. Tom is eager to represent SVFD for the new Training Facility project.

- 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).

Frank Soto Jr., SVFD Chief – Owner, secondary point of contact

Chief Soto has 26 years of professional experience in the Fire Service with the Albuquerque Fire Department, Rural Metro Fire Department in Tucson Arizona, and the SVFD. Prior to joining SVFD in 2021, Chief Soto's roles and experience includes executive leadership and management positions and served as the Assistant Chief of Operations at Rural Metro Fire. Prior to being promoted as Fire Chief at SVFD, Chief Soto served as the Administrative Services Deputy Chief, responsible for the management of the Progressive Design Build Maintenance Facility. Chief's Soto management of the maintenance facility included leading the PDB selection process, design and GMP negotiations. Once Chief Soto was promoted to Chief, Tom Hatley (see below) has transitioned into that role and point of contact for the PDB team. Chief Soto was also responsible for the repair and maintenance of 10 Fire Stations, an Administration Building, Training Center, and Shop.

Tom Hatley, SVFD Deputy Chief – Owner, primary point of contact

Deputy Chief Hatley has 28 years of professional Fire Service with Lewiston Fire Department, Spokane County Fire District 8, and Grays Harbor Fire District 2. With the Spokane Valley Fire Department Tom is the Support Service Deputy Chief. Presently Tom's responsibilities include being the point of contact for the departments progressive build for the Training Center. Tom oversees the maintenance of the department's facilities, apparatus, and EMS Division.

Dave Jobs, OAC Principal, DBIA, CCM – Design Build Advisor

Dave has over 30 years in the design and construction industry. His knowledge and experience in Alternative Project Delivery includes current work on multiple GC/CM and Progressive DB projects, amounting to over \$500M in value. Dave's alternative delivery experience began in 2006 as an energy services contractor delivering design-build projects. Dave's Alternative Project Delivery clients include: City of Bothell Fire Department, SNO911, City of Mount Vernon, Lake Washington School District, Issaquah School District, Highline School District, University Place School District, Snohomish County, King County, Sound Transit, and Washington State University. In addition to 25 years at OAC, Dave has 3 years' experience with a heavy civil construction management firm and 4 years as an energy services contractor.

Jonathan Miller, OAC Senior Project Manager, CCM, Assoc. DBIA, PMP

Jonathan has fourteen (14) years of construction industry experience, all with OAC. 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, airports, libraries, tech industries, a Maintenance Facility, and a fire station addition. Jonathan has been the project manager on four (4) separate GC/CM projects, and two Progressive Design Build projects. As project manager, Jonathan has managed projects as small as \$250K, and as large as \$98M. Jonathan is currently managing SVFD's New Maintenance Facility that is utilizing PDB under RCW 39.10. Jonathan successfully integrates with each client and adapts his project management style to fit their needs, and the needs of the project.

- Provide the ***experience and role on previous DB projects*** delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (See Attachment D for an example. The applicant shall use the abbreviations as identified in the example in the attachment.)

See attachment B

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

Note: For Design-Build projects, you must have personnel who are independent of the Design-Build team, knowledgeable in the Design-Build process, and able to oversee and administer the contract.

See Jonathan Miller and Dave Jobs biographies 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.

OAC will be used as our project/construction management firm, and design build advisor for the planning, design, construction, and closeout of the project. The funds for OAC are allocated within our Total Project Budget for planning through closeout. OAC is currently under contract through 2024.

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

OAC has completed or is currently managing 18 design build projects ranging from \$3M-\$200M including progressive design build. OAC's project portfolio also includes fire stations in Shoreline, Issaquah, Puyallup and Spokane Valley. An active participant in Alternative Project Delivery, three OAC staff members, including one on this project, have served on the Project Review Committee and have provided training in GC/CM and Design-Build delivery in Washington, Montana and Alaska.

OAC is currently managing our New Maintenance Facility that is utilizing Progressive Design Build under RCW 39.10.

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

Our high-level summaries below clearly articulate our organizational controls:

Project Management and Decision Making:

- Authority and decision-making responsibility will be provided by SVFD Deputy Chief Tom Hatley with implementation by OAC Services.
- OAC is currently and will continue to meet with SVFD weekly to discuss and plan project needs, milestones, develop strategy and courses of action for implementation of the project.
- Jonathan Miller will be the primary point of contact for OAC with assistance from Kat Getchell and Elizabeth Rosenbeck.

Selection Committee

- The D/B Selection Committee will consist of SVFD staff, administration, leadership personnel, and a Commissioner.
- OAC will be a non-voting member of the selection committee but involved to organize, facilitate and monitor the selection process.

Communication

- SVFD will use a variety of well-established formal and informal tools to provide effective and impactful communications with all of those involved in the project consistently.
- SVFD will advertise the RFQ and post on their website.
- After SOQ's have been scored, the selection committee will meet with the shortlisted teams to better understand the project approach and have an opportunity to meet each team member in person.
- Once a "most qualified" design build team is selected, SVFD and OAC will meet the design build team during the design and construction phases and partake in interim reviews of the program, design, costs, and schedule to verify the owner's expectations and vision of the completed project are being achieved.

Project Progress

- Progress will be reported weekly by the design build team to SVFD and OAC.
- Formal reports will be sent to the Chief and Board of Commissioners, as desired by SVFD.
- Project status updates posted to the SVFD website as desired by the Chief.

Budget Monitoring

- OAC will be managing and tracking the program finances and weighing the cost estimates against budget on a regular basis.
- Financial reporting will be provided by OAC to the Chief after Kat Getchell meets with the SVFD finance department to reconcile costs every two weeks. These reports will be then used by the Chief in his presentations to the Board of Commissioners.
- SVFD will maintain its own project contingency and reserves to address any owner driven scope changes or unforeseen conditions.

Schedule

- The proposed project milestone schedule will be provided in the design build RFQ and RFP documents.
 - The successful design build team will work with the owner to produce a very detailed project schedule accounting for permitting, design, bidding, construction, closeout, and warranty.
 - Weekly look ahead schedules will be delivered along with monthly updates at each pay application.
 - OAC (Kat Getchell) will review and comment on the submitted baseline schedule.
- 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 SVFD Selection Committee based on written SOQ's and Interviews.
 2. Prepare and advertise a well-crafted Request for Qualifications. This will clearly define SVFD's overall project goals, proposed budget, and schedule. Four 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 qualified SOQ's will be scored against defined criteria for Proposed Team, Relevant Experience, Minority and Women Owned Business plan and Project Approach. The highest scoring teams will be short-listed for interviews where the Selection Committee may learn more about the proposed team members and their proposed approach to the project.
 3. Interviews will be held with short-listed teams. Interviewed teams will be asked to present proposed design and construction schedule and detail how they propose to interact with OAC and SVFD staff. Interviews will be used to further refine the Qualifications scoring. Teams will be asked to elaborate on their project approach, and how they will align the project scope with the fixed budget. SVFD will reserve the right to further short-list teams for Fee competition.
 4. Final selected teams will be invited to submit a Fee Proposal defining specifically requested staff costs and overall profit margin. Fee Proposals will be opened in public, and the highest scoring proposer will be announced. The proposed winner will be the team with the highest accumulated score from the SOQ, Interviews, and Fee Proposal.
 5. After contract execution, all submitters will be encouraged to meet with SVFD and OAC officials to debrief on the selection process.
- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.
The SVFD has partnered with Perkins Coie to develop the Progressive Design Build contract terms. Perkins Coie has been utilized for the PDB Maintenance Facility and will continue their services for the

new Training Facility. Additionally, OAC and Perkins Coie has a long-standing working relationship and a good mutual understanding of a well-crafted PDB contract that allocates risk appropriately and encourages cooperation and owner service.

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

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:

- An 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 – The renderings shown in attachment D, is not the actual design of the current maintenance facility. These renderings provide the best perspective of the site layout and location. The floor plan identified is not final. There are already discussions about potential changes, and we need a qualified PDB to help finalize the most efficient and cost effective layout, based on SVFD's needs.

9. Resolution of Audit Findings On Previous Public Works Projects

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

There are no known audit findings on previous public works projects.

10. Subcontractor Outreach

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

Jonathan Miller currently serves as a board member on DBIA's Inland Northwest Chapter. The board is focused on improving current practices and depth of small, women and minority owned businesses. The board is currently working with OMWBE to develop strategies on how to educate and assist local firms on the process of becoming a certified firm on OMWBE website.

As close as Spokane Valley is to the Idaho Border, we will also reach across the border to educate those firms on how they can become certified in WA, with the help of OMWBE. The collective construction industry in the Spokane area, has identified the challenges and shortcomings associated with hiring MWBE firms. We are making a collective effort to improve these practices and build a deeper bench of certified firms.

The first step in improving the practices in Eastern WA, include building a deeper pool of certified firms. This can only be done through education through firms like OAC, other Owner Representatives, local GC's and even architects with their selection of consultants. No single person or entity can improve the current depth of certified firms, and it will take a collective effort of the construction and design community to increase the depth of available firms.

Furthermore, SVFD, the selected PDB, and OAC will work closely with the local AGC to generate interest in the job and put it on the bidding calendar. Flyers will be produced for the job and distributed to the AGC. Public meetings will also be held to further enhance interest, and emphasize the encouragement for small contractors, women owned businesses, and minority owned business participation. MWBE approach will also be a scoring criteria for potential PDB teams as part of the selection process.

CAUTION TO APPLICANTS

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria of RCW 39.10.300 to be approved.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

The PRC strongly encourages all project team members to read the Design-Build Best Practices Guidelines as developed by CPARB and attend any relevant applicable training. If the PRC approves your request to use the DB contracting procedure, you also agree to provide additional information if requested.

The 2021 Legislature updated [RCW 39.10.330\(8\)](#) stating that Design-Build contracts must require the awarded firm to track and report to the public body and to the office of minority and women's business enterprises (OMWBE) its utilization of the OMWBE certified businesses and veteran certified businesses. By submitting this application, you agree to include these reporting requirements in project contracts.

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



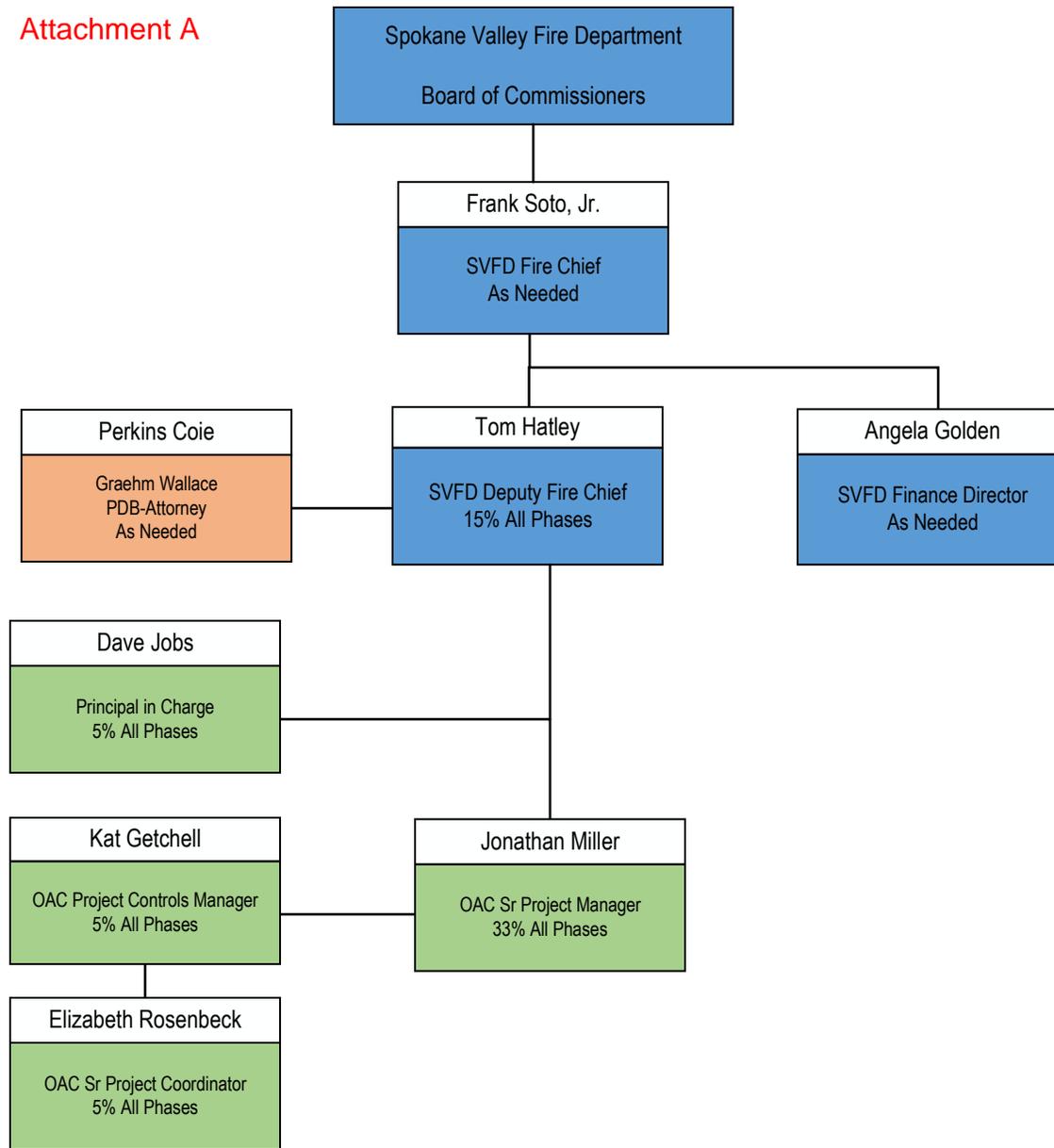
Signature: _____

Name: *(please print)* Frank Soto, Jr. *(public body personnel)*

Title: Fire Chief

Date: 10/19/2022

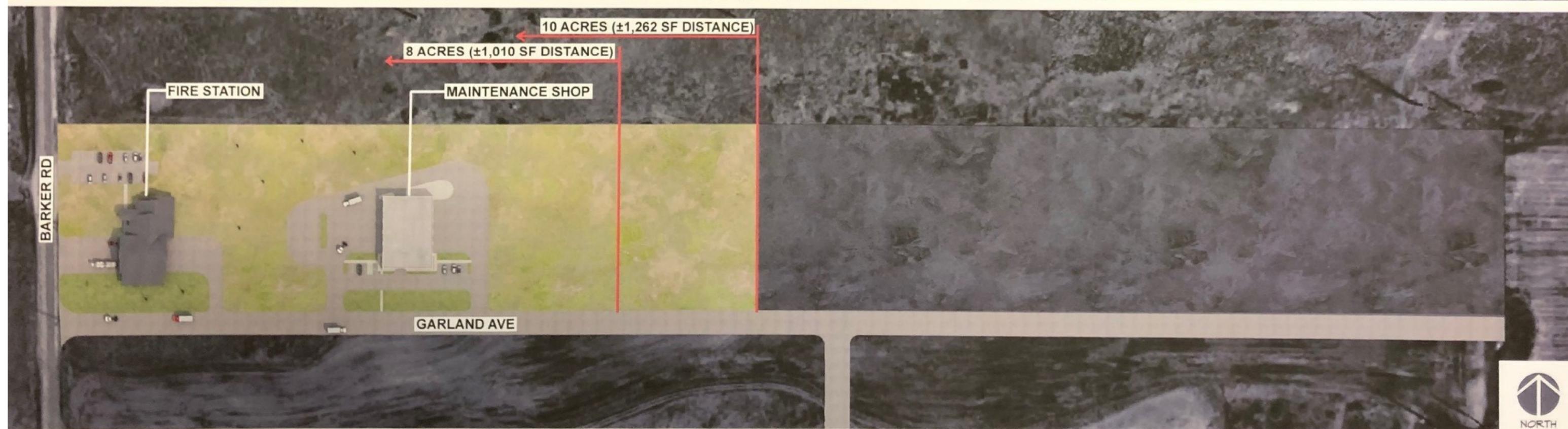
Attachment A

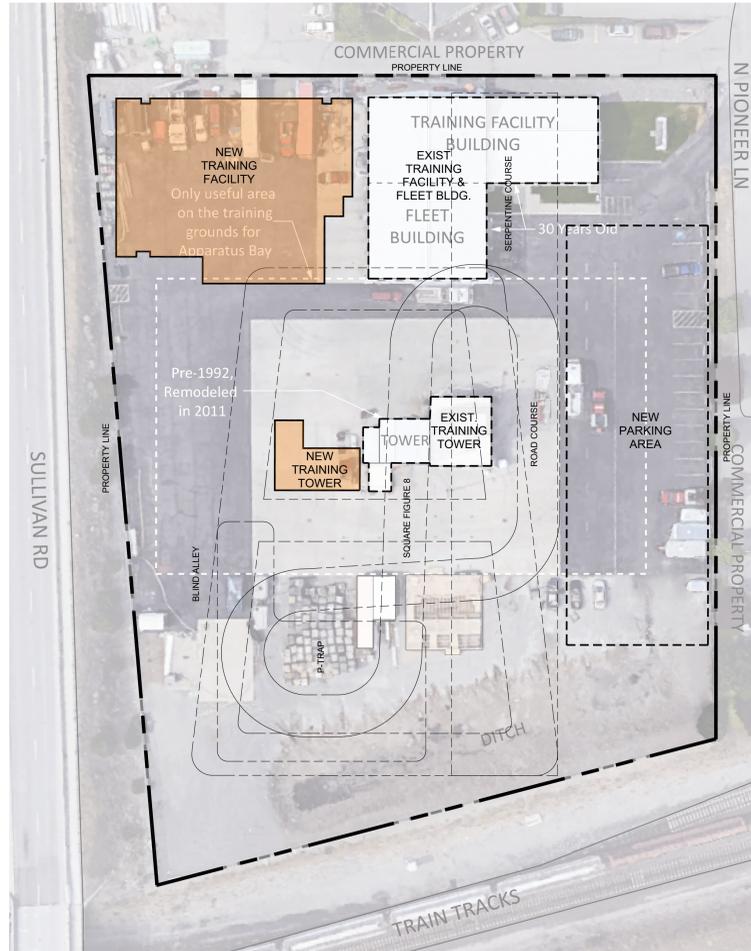


ATTACHMENT B
CONSULTANT EXPERIENCE

Name	Experience Summary	Projects	Construction Budget	Procurement Type	Pre-Design Role	Design Role	Construction Role
David Jobs	OAC Services, PIC	Bothell Fire Stations Bond Program	\$32M	Progressive DB	PIC/Adv	PIC/Adv	PIC/PM
		Issaquah High School	\$ 65	Progressive DB	PM	Adv	
		Issaquah Middle School	\$110	Progressive DB	PM	Adv	
		New Sounder Maintenance Base	\$120	Design-Build	PIC/Adv		
		New Children and Family Justice Center	\$187	Design-Build	Adv	PM	PIC/PM
		Seahome High School	\$75	GC/CM	Adv	Adv	Adv
		Sunnyside Elementary School	\$22	GC/CM	Adv	Adv	Adv
		North Sound Behavioral Health Treatment Center	\$15	GC/CM	PIC	PIC	PIC
		Snohomish County Courthouse Addition & Renovation	\$55	GC/CM	PM	PIC/PM	PIC
		Atlantic Base Refurbishment	\$33	HC GC/CM	PIC/PM	PIC	PIC
		New Juanita High School	\$95	GC/CM	Adv		
		WSU Everett	\$30	Progressive DB		Adv	Adv
		University Place School District Energy Projects	\$5.5	Design-Build	PM	PM	PM
		Highline School District Energy Projects	\$5	Design-Build	PM	PM	PM
		Harborview Medical Center Campus Energy Projects	\$7.5	Design-Build	PM	PM	PM
Jonathan Miller	OAC Services, Sr. PM	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	PM	PM	PM
		CVSD HVAC Upgrades	\$2.5M	GC/CM	PM	PM	PM
		Ridgeline High School	\$98M	DBB	PM	PM	PM
		Spokane Valley Fire Department – New Maintenance Facility	\$8M	Progressive DB	PM	PM	PM
		City of Liberty Lake Trailhead Golf Course	\$6M	Progressive DB	PM	PM	PM

Attachment D - Site Plan and Layout





EXISTING SITE CONCEPT
SCALE: 1" = 40'-0"



EXISTING SITE

PROS

1. OWN PROPERTY
2. FAMILIAR LOCATION
3. FAIRLY CENTRAL TO DEPARTMENT

CONS

1. FUNCTIONAL COMPROMISES
2. INABILITY FOR GROWTH
3. IDEAL PROGRAM REQUIREMENTS DO NOT FIT
4. ON-SITE SAFETY CONCERNS DUE TO LIMITED SPACE AND CROSSOVER ACTIVITIES
5. INABILITY TO PERFORM MULTIPLE CONCURRENT EVOLUTIONS
6. EMERGENCY VEHICLE TRAINING - COMPROMISED DUE TO SPACE LIMITATIONS
7. INCREASED DEVELOPMENT COST IF WORK IS PHASED
8. AGING SITE INFRASTRUCTURE NEEDS REPLACEMENT
9. CURRENT FACILITY WOULD BE OUT OF SERVICE FOR A YEAR PLUS
10. WOULD OWN TWO SITES - INCREASED OPERATIONS AND MAINTENANCE COSTS

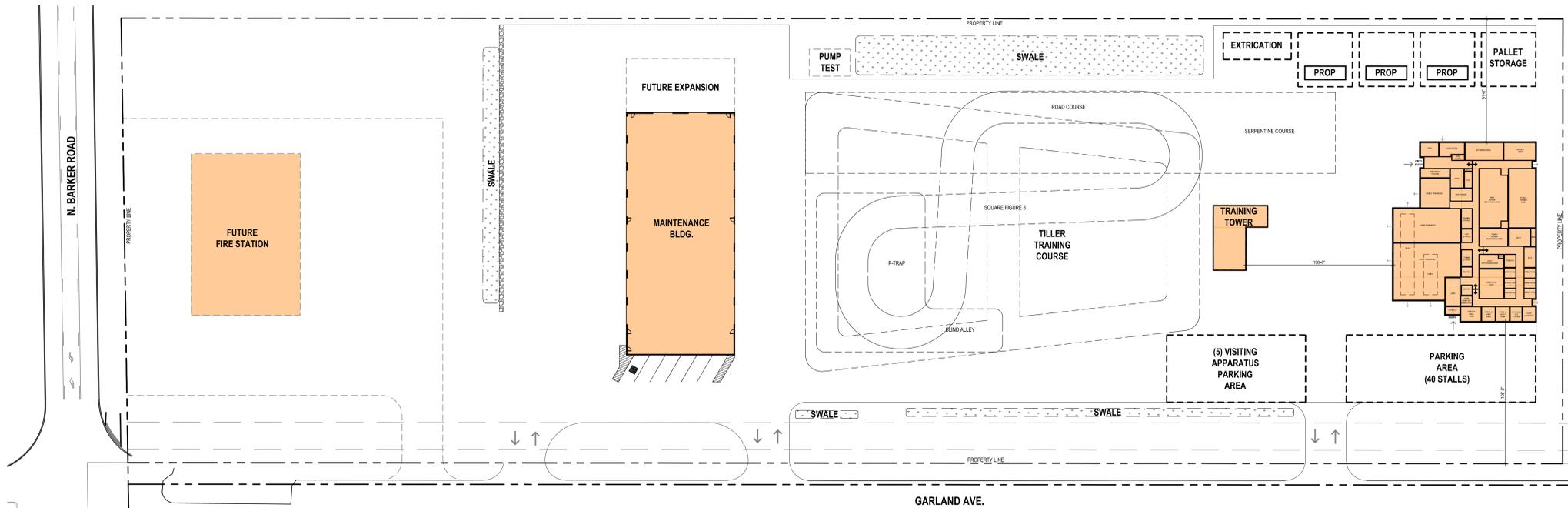
NEW SITE

PROS

1. OWN PROPERTY
2. OPTIMIZED TRAINING NEEDS CAN BE ACCOMMODATED ON SITE
3. ABILITY FOR GROWTH AND CHANGE OVER TIME
4. CAN ACCOMMODATE MULTIPLE CONCURRENT TRAINING ACTIVITIES
5. SAFETY CONCERNS ADDRESSED RELATIVE TO EXISTING FACILITY
6. ABILITY TO BECOME A REGIONAL TRAINING RESOURCE
7. PARKING FOR DAILY AND LARGE EVENTS CAN BE ACCOMMODATED
8. INCREASED SECURITY POTENTIAL WITH ADJACENT FIRE STATION - "EYES ON FACILITY"
9. FACILITY SUPPORTED BY OTHER ON-SITE RESOURCES - MAINT & FUTURE STATION
10. NO CONSTRUCTION SEQUENCING REQUIRED
11. POTENTIAL TO CONSTRUCT STATION CONCURRENT WITH NEW FACILITY TO SAVE COST
12. ABILITY TO SELL EXISTING SITE

CON

1. SITE IS NOT AS CENTRALLY LOCATED



NEW SITE CONCEPT
SCALE: 1" = 40'-0"



NEW TRAINING BUILDING ADJACENCY DIAGRAM & SITE CONCEPTS

Project Title:

FIRE DEPARTMENT TRAINING FACILITY
SPOKANE VALLEY, WASHINGTON

Scale:

Project No.: 21-47

Date: FEBRUARY 16, 2022