



CITY OF WEST RICHLAND
PUBLIC WORKS DEPARTMENT
3100 BELMONT BLVD., SUITE 102
WEST RICHLAND, WA 99353
(509) 967-5434 FAX: (509) 967-2419

December 20, 2019

Shannon Pitts, Administrative Support
Engineering & Architectural Services
Department of Enterprise Services
PO Box 41476
Olympia, WA 98504-1476

Reference: The City of West Richland's Application for Project Approval Using Design-Build (D-B) Alternative Public Works Contract Delivery for the Police Facility

Dear Shannon:

The City of West Richland is pleased to submit its application for project approval using the Design-Build alternative public works contract procedure pursuant to RCW 39.10.280 and RCW 39.10.250(2).

We believe 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 Police Facility budget and timeframe. Having one entity responsible for design and construction will reduce the owner's risk related to design and construction coordination.

We are confident this project fully meets the requirements for use of the D-B alternate contracting procedure stated in RCW 39.10.300(1). Use of the D-B method will reduce the overall project schedule and will help deliver the critical police and safety services our citizens rely on, satisfying the criteria in RCW 39.10.300(1)(c). We are eager to add a D-B partner to our team that brings both creative design and advanced construction solutions to ensure our project is a success.

If you have questions or require additional information regarding our enclosed application, I can be reached at (509) 967-5434 or by email at roscoe@westrichland.org.

Thank you for your consideration of our application.

Sincerely,

Roscoe Slade III, P.E.
Public Works Director

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 CPARB 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): **City of West Richland**
- b) Address: **3100 Belmont Blvd., Suite 102, West Richland, WA 99353**
- c) Contact Person Name: **Roscoe C. Slade III, P.E.** Title: **Director of Public Works**
- d) Phone Number: **509-967-5434** E-mail: **roscoe@westrichland.org**

1. Brief Description of Proposed Project

- a) Name of Project: **City of West Richland Police Facility**
- b) County of Project Location: **Benton**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

The proposed project includes the new construction of a new Police Facility with associated site improvements in the City of West Richland. The building is estimated at approximately 23,000 square feet, including space for police administration and operations, staff and administrative support, animal control, evidence, and Department of Corrections. The building will replace an existing single-story facility that no longer meets the space and security needs of the Police Department.

The proposed project is planned to be located on an approximate 5-acre lot on the south corner of Keene Road and West Van Giesen Street. The site will include secured parking for both staff and official police vehicles, secured parking for impounded vehicles, and non-secured parking for the visiting public. This facility will address current and anticipated growth in West Richland, improving City wide response times and public access to police services.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 1,081,850
Estimated project construction costs (<i>including construction contingencies</i>):	\$ 8,430,000
Equipment and furnishing costs	\$ 904,328
Off-site costs (Not in budget, secured separately)	\$ 0
Contract administration costs (owner, cm etc.)	\$ 335,137
Contingencies (design & owner)	\$ 700,000
Other related project costs (Permits)	\$ 103,495
Sales Tax	\$ 858,690
Total	\$ 12,413,500

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*

The project has been approved by the City of West Richland City Council and is fully funded.

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.

Activity	Projected Date
Procure DB Project Management Consultant	Completed
PRC Presentation	23-Jan-20
DB RFQ Advertisement	24-Jan-20
DB SOQ Due	19-Feb-20
Shortlist finalists	26-Feb
Issue RFP	04-Mar-20
DB Team/Owner Proprietary Meeting	18-Mar-20
RFP Due	02-Apr-20
DB Team Interviews	08-Apr-20
Select DB Team	20-Apr-20
Notice to proceed	29-Apr-20
Design Phase	May-20 thru Mar-21
Construction Phase	Oct-20 thru Nov-21
Close Out Phase	Nov-21 thru Jan-22

Please refer to Attachment B for additional schedule information.

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

One of the key benefits of DB delivery is the ability to phase the construction of projects. Starting a portion of the project prior to the remainder of the design being complete is efficient and saves substantial time in the overall schedule. Early and extensive contractor involvement during the design phase will provide opportunities to enhance constructability for the project which will provide opportunities for greater construction efficiencies during construction. Early contractor involvement will also allow construction work to start prior to the completion of the project design thereby reducing the overall project duration.

This project is an essential facility that will resolve inefficiencies and barriers to rapid response within the City of West Richland. If the facility was completed under the design-bid-build model, the City would have to wait for 2-3 extra months to have a completed replacement Police Facility. The finished project will provide emergency services to currently underserved areas, reducing response time and providing greater capacity to save lives. Life safety is dependent on the timely completion of this project.

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
- 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.

Early GMP Determination: The City will receive a substantial fiscal benefit by using the Progressive Design-Build contracting procedure because the City will be able to know the project construction price much earlier than using the traditional DBB delivery method, thereby limiting the City's financial risks to cost overruns that would impact other City budgets. Further, the City intends to take advantage of the innovations produced through early integration of the designer and constructor and the requirement to utilize Target Value Design to keep the project within a specific budget.

Early Project Completion: Another substantial schedule benefit from using the Progressive Design-Build delivery method will be that the project can be completed sooner than the traditional DBB delivery method. DB allows for the simultaneous procurement of the AE and Construction team, fast tracking construction and purchase of long lead items that will shorten the overall project duration. Shortening the project's duration will allow the City to more quickly provide expanded police coverage to the City of West Richland.

6. Public Body Qualifications

Please provide:

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

The City has hired Hill International, Inc. (Hill), a professional organization that provides a team with the proven alternative contract delivery experience to assist with the management and administration of the PDB procurement and project. Additionally, Robynne Thaxton, JD, FDBIA with Thaxton Parkinson PLLC will assist the City's general counsel and in preparation of the D-B procurement and contract documents and other legal matters. Both Hill and Thaxton Parkinson have performed the same scope of work for a variety of recent projects, listed in Attachment D.

- 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.)

Please refer to Attachment C.

- Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).

Robynne Thaxton (formerly Parkinson), JD, FDBIA, Legal and Design-Build Advisor Robynne is one of the leading experts in construction law and alternative procurement both in Washington State and on a national basis. She was appointed to the Washington State Capital Projects Advisory Review Board in 2019. She served on the National Design Build Institute of America Board of Directors from 2010 - 2016. In addition, she is a member of the DBIA National Education Committee and the former chair of the DBIA National Legal and Legislation Committee, where she continues to serve and is instrumental in drafting and revising the DBIA form Design-Build contracts and subcontracts. Robynne has been a designated Design-Build Professional since 2005 and is in the first class of Design-Build Designated Fellows. Robynne was named as a Washington Super Lawyer in 2010-2019 and is also a Fellow with the Construction Lawyers Society of America. Robynne is an instructor for the DBIA Contracts and Risk Management course as well as the Best Practices in Progressive Design-Build course. Robynne has assisted many public owners with their design-build projects. Recent representative projects include the City of Bothell's Fire Stations 42 and 45, City of Tacoma's Alder Station Re-wind, Seattle City Light's Boundary Dam re-wind and Cedar Falls substation projects, Western Washington University New Residence Hall and Consolidated Academic Support Services building, University of California San Diego Triton Pavilion, Los Angeles County Consolidated Correctional Facility project, Grant County PUD's Substation Reliability Project, Port of Seattle's AUF Facility and Concourse D Hardstand projects, City of Richland's Fire Station 74 and City Hall projects, and City of Portland's Portland Building project. Robynne has also assisted both the Washington State Department of Enterprise Services and the University of California System in developing their form progressive design-build procurement documents and contracts.

Matthew J. Walker, AIA, CCM, DBIA, Principal-in-Charge, Hill International, Inc. Matt will serve as the 3rd party Principal-in-Charge for the City of West Richland Police Facility project. 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 project manager for the \$20.5M PDB U.S. Pavilion Project; providing Pre-Bond services for the Spokane Public Facilities District's \$27M DB Sportsplex project; serving as principal-in-charge for the City of Richland's \$18M PDB City Hall. Matt also served as project manager for the \$3.5M PDB Fire Station 74; the Spokane Public Facilities District's \$55M DB Convention Center Completion project, and the \$90M GC/CM Convention Center Expansion project. Matt also served as a construction manager for the \$17.8M Wellpinit High/Middle School GC/CM Modernization project; and served as architect coordinator and assistant project manager for the \$43M DB Foley Modernization project. Matt will serve as the Principal-in-Charge for the City of West Richland Police Facility project and will oversee the PDB procurement, design, construction and closeout phases. He is a licensed Washington State architect, Certified Construction Manager, and a Design Build certified professional.

Becky Blankenship, Assoc. AIA, DBIA, Project and Construction Manager, Hill International, Inc. Becky will serve as the 3rd party Project and Construction Manager for the City of West Richland Police Facility project. Becky has extensive experience leading and overseeing DB teams from both a design and construction standpoint. She served as the Construction Manager on the City of Richland's \$18M PDB City Hall; the \$3.5M PDB Fire Station 74; and WSU's \$4M Tri-Cities Student Union Building. She also served as the Project Manager for: Gonzaga's \$52M Hemmingson Center, the DB Award winning \$15.6M Spokane Central Service Center, the \$6M Boeing Associated Paint Hangar, the \$15.6M Operational Readiness training Complex Barracks at Joint Base Lewis McChord, the \$8M Fairchild Resistance Training Facility, the \$12.5M S.E.R.E. Force Support Headquarters, and three Armed Forces Reserve Centers located in Spokane, Vancouver, and Yakima – ranging in value from \$19.7M to \$29.8M each. Becky will serve as the Project and Construction Manager for the City of West Richland Police Facility project and will support the City of West Richland in managing the PDB procurement, design, construction and closeout phases. She will be responsible for the Hill team's effort. Becky has been a Design Build Certified Professional for 7 years.

Patrick McChord Assoc. DBIA, Senior Estimator, Hill International, Inc. Patrick has more than 30 years of construction experience as a project manager, estimator and business developer for design-build, design-bid-build and general contractor/construction manager projects for commercial, industrial, convention, institutional, school, manufacturing and office building centers. His Washington State public works alternate contracting experience includes serving as the estimate advisor for the City of Richland's \$18M City Hall and \$3.5M DB Fire Station 74; serving as the construction manager for the Spokane Public Facilities District's \$55M DB Convention Center Completion project; and serving as construction manager for the \$29.5M GC/CM Wenatchee School District Washington Elementary Modernization and Addition and the \$6.1M GC/CM Wenatchee School District Special Education/Early Training Childhood Center. Patrick will provide estimating oversight for the City of West Richland Police Facility project.

Lorraine Mead, Project Engineer Scheduler, Hill International, Inc. Lorraine has more than 30 years of experience in project controls and scheduling, estimating, subcontract administration, claims and change order management. She has performed all aspects of project controls including planning, scheduling, forecasting, estimating, wage and rate analysis. In addition, she has established and maintained construction schedules utilizing Primavera Project Manager and P6. Lorraine recently provided monthly schedule reviews for Spokane's Riverfront Park Pavilion project and is currently doing the same for the Spokane Public Library Bond projects. Lorraine will fill a similar role on the City of West Richland Police Facility 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.)

Please refer to Attachment D.

- 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.

Please refer to Section 6 and Attachment D.

- 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.

The City of West Richland has hired Becky Blankenship of Hill International as the project manager for this project. The funds for Hill's contract are available and designated for this purpose. We anticipate that Hill will continue their efforts on behalf of the City until project closeout is complete, on or around January, 2022.

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

Hill International

The City of West Richland's project management consultant, Hill, has demonstrated successful owner's representative services on the following relevant DB projects: the \$20.5M PDB U.S. Pavilion Project; City of Richland's \$18M City Hall, 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 DB PM and was involved in all phases of the projects from DB 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 West Richland, its constituents and the general public.

Roscoe Slade III, P.E., Director of Public Works, City of West Richland

Roscoe Slade, the City's Public Works Director, has held this position since January 2002. Mr. Slade was originally hired by the City in July 1999 as the Associate Engineer. He was promoted to City Engineer in January 2001. Prior to employment with the City, he served as Bridge Inspector for 1.5 years for Yakima County. He also served as Project Engineer for Stimple-Weiblhaus for two years and Engineer for McNally Tunneling for one year. Mr. Slade has been a licensed professional engineer in the State of Washington since January 2001. Mr. Slade earned a Bachelor's of Science degree in Civil Engineering from Washington State University.

Drew Woodruff, P.E., City Engineer, City of West Richland

After graduating with honors from Washington State University in 1998 with a Bachelor's of Science degree in Civil Engineering from Washington State University, Mr. Woodruff was hired by JUB Engineer, Inc. where he worked on many municipal and private projects from Planning, Design, and Construction. Mr. Woodruff was hired by the City of West Richland as a Civil Engineer II in 2003 where he was promoted to Civil Engineer III and then City Engineer in 2010. As the City Engineer Mr. Woodruff manages the engineering and construction inspection staff, all Public Works Capital projects along with the review and construction of all commercial and private projects within the City of West Richland. He was selected as the ASCE Columbia Section Engineer of the Year in 2016 as well as the 2016 Tri-Cities Engineer of the Year. Mr. Woodruff has been a licensed professional engineer in the State of Washington since 2003.

- 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 Project Committee with implementation by Hill International. The Project Committee consists of Drew Woodruff, City Engineer; Roscoe Slade, Director of Public Works; Ben Majetich, Chief of Police; Jessica Platt, Finance Director; Danielle Mullins, Civil Engineer III; Nicole Stickney, Planning Project Manager, and Ilka Gilliam, Public Works Contract Administrator.

Hill International staff will meet regularly with the Project Committee to discuss project/program needs, milestones and develop strategy recommendations and courses of action for implementing the project. Becky Blankenship is committed to the day to day operations and functioning of the Police Facility Hill team and will be responsible to the Project Committee for the project.

The D-B Selection Committee, consisting of City of West Richland staff, Robynne Thaxton and Hill International, will review the Design-Build Team's SOQs, Proposals, and interactions during meetings with the selection committee and make recommendations of D-B Team shortlisting and D-B selection to the Project Committee and City Council.

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 project objectives, project approach, concept designs and provide feedback. Once a D-B Team is selected, the Project Committee and Hill International staff will meet with the D-B Team during the design and construction phases and partake in interim reviews of the design to ensure that the City's expectations and vision of the finished project are achieved.

Project progress will be reported to the Project Committee, City Council 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 – Hill International will be managing and tracking the program finances using City of West Richland account codes. Financial reporting will be provided on a regular basis to the Project Committee, City Council and appropriate stakeholders.

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

Schedule - The overall 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.

- **A brief description of your planned DB procurement process.**

The PDB 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 as well as the proposed contract. Submittals will be reviewed and scored by the Selection Committee with technical analysis and input from Hill and Robynne Thaxton as needed. The City intends to shortlist up to a maximum of 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, and performance specifications. The RFP submittal requirement will include: a project schedule, management approach, DB team experience, bonding capacity and proposal form. Up to two proprietary meetings 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. Hill and Robynne Thaxton will provide technical consultation during this phase.

The honorarium for non-selected proposers will be in the range of \$4,000-\$6,000, which is consistent with other projects with similar deliverables during the procurement.

Qualitative factors such as design efficiency, project management plan, schedule, technical factors, exceeding the Project Goals, 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.

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

Robynne Thaxton will develop the contract and terms and conditions using a modified standard DB 530 agreement and 535 general conditions. Hill will work together with Robynne to prepare and tailor the RFQ and RFP documents to meet the needs of this project. Robynne has utilized and refined these documents for prior projects and will customize the terms to meet the needs of the West Richland Police Facility project.

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

Please refer to Attachment E.

8. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- A overview site plan *(indicating existing structure and new structures)*
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: applicant may utilize photos to further depict project issues during their presentation to the PRC

Please refer to Attachment F.

9. Resolution of Audit Findings On Previous Public Works Projects

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

There have been no audit findings for the City of West Richland projects identified in Question 7 above.

10. Subcontractor Outreach

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

A subcontractor outreach plan will not be required as part of the RFP scoring for this project. However, the advertisement for subcontractors bids will be available at the City and will be advertised in a local newspaper

to reach a wide local audience of small, women and minority-owned business enterprises certified business and veteran certified businesses.

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 the 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.

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 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 DB 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)* _____ Roscoe C. Slade III _____ *(public body personnel)*

Title: _____ Director of Public Works _____

Date: _____ 12/19/2019 _____

West Richland POLICE FACILITY

20-Dec-19

1 of 1

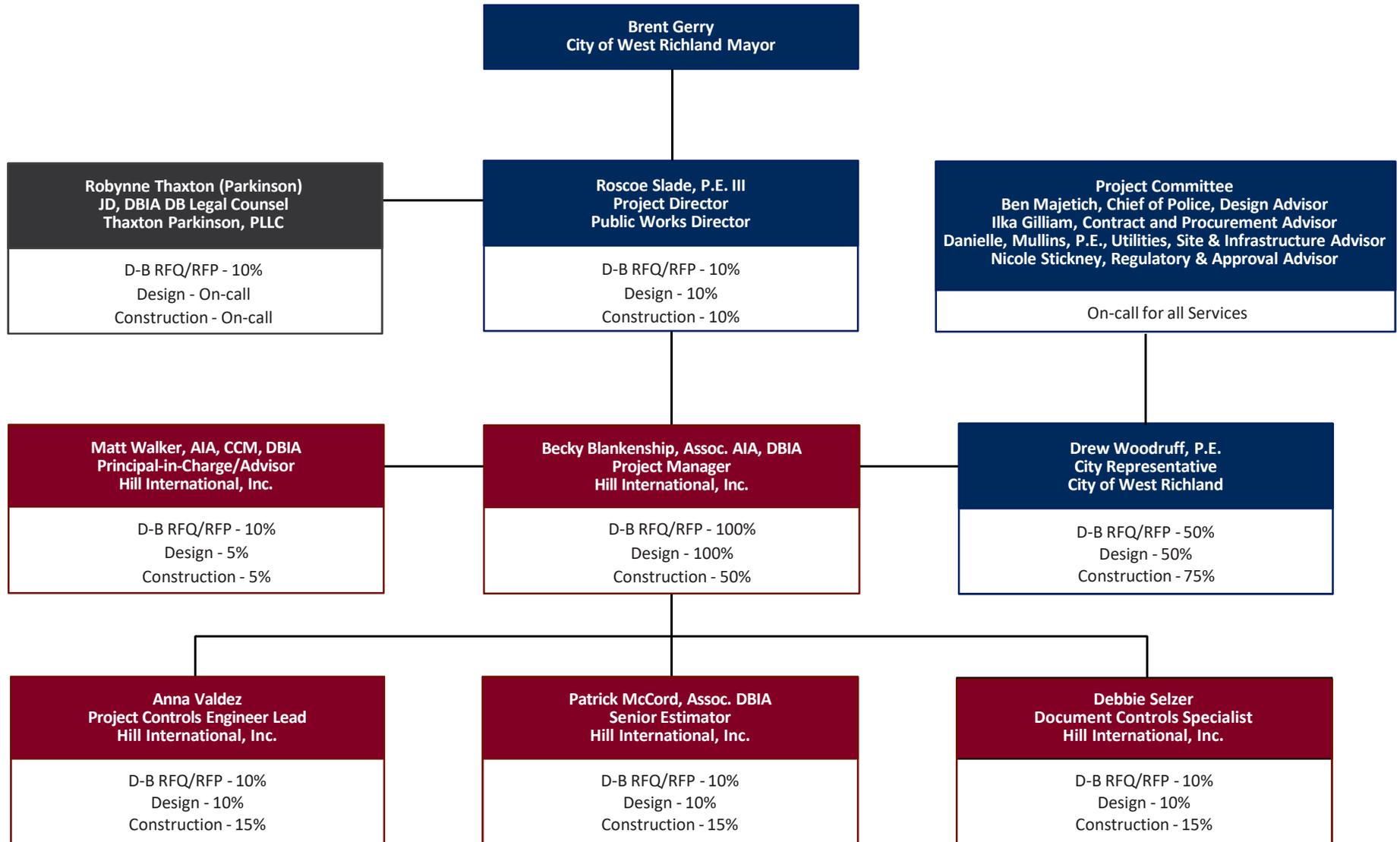
Activity Name	OD	Start	Finish	2020												2021												2022											
				J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul					
Issue Short List	0		01-Oct-19	Short List																																			
Issue RFP	0		01-Oct-19	RFP																																			
Present to PRC	0		23-Jan-20*	◆ Present to PRC																																			
Advertise RFQ	0	24-Jan-20		◆ Advertise RFQ																																			
Issue Design-Build RFQ	0	27-Jan-20*		◆ Issue Design-Build RFQ																																			
Receive SOQs	0		19-Feb-20*	◆ Receive SOQs																																			
Evaluate SOQs	7	20-Feb-20	28-Feb-20	Evaluate SOQs 																																			
Proprietary Meetings	0	18-Mar-20*		◆ Proprietary Meetings																																			
Receive Management Proposals	0		02-Apr-20*	◆ Receive Management Proposals																																			
Evaluate Management Proposals	8	03-Apr-20	14-Apr-20	Evaluate Management Proposals 																																			
Interviews	0	08-Apr-20*		◆ Interviews																																			
Select DB TEam	0		20-Apr-20*	◆ Select DB TEam																																			
Notice to Proceed	0	29-Apr-20*		◆ Notice to Proceed																																			
Design Phase	217	01-May-20	01-Mar-21	Design Phase 																																			
Construction Phase	283	01-Oct-20	01-Nov-21	Construction Phase 																																			
Closeout	65	02-Nov-21	31-Jan-22	Closeout 																																			

-  Actual Work
-  Remaining Work
-  Critical Remaining Work
- ◆ Milestone
- Summary

PROCUREMENT SCHEDULE



CITY OF WEST RICHLAND POLICE FACILITY
PROJECT ORGANIZATIONAL CHART



ATTACHMENT D
CITY OF WEST RICHLAND DB PROJECT APPLICATION

ATTACHMENT D
ALTERNATIVE CONTRACT EXPERIENCE

CITY OF WEST RICHLAND PROJECT MANAGEMENT TEAM PUBLIC WORKS ALTERNATIVE CONTRACT EXPERIENCE									
Name	Summary of Experience	Project Names	Project Size	Project Type	Role during Project Phases			Role Start	Role Finish
					Planning	Design	Construct		
Thaxton Parkinson Legal Team Recent/Relevant Alternate Contract Delivery Experience									
Robynne Thaxton JD, FDBIA, DB Legal, Thaxton Parkinson PLLC	Collaborate with City of West Richland 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.	University of California, San Diego Triton Pavilion Project	\$250M	PDB	Outside counsel/drafted procurement documents and contract			18-Mar	Oct-19
		City of Tacoma Alder Re-Wind	\$4M	PDB	Outside counsel/drafted procurement documents and contract			19-Mar	Ongoing
		Morrow County, OR Administrative Building	\$8M	PDB	Outside counsel/drafted procurement documents and contract			19-Feb	Ongoing
		City of Bothell Fire Stations 42 and 45	\$35M	PDB	Outside counsel/drafted procurement documents and contract			19-May	Ongoing
		Western Washington University New Residence Hall Project	\$65M	PDB	Outside counsel/drafted procurement documents and contract			18-Aug	Ongoing
		Western Washington University Support Services Project	\$10M	PDB	Outside counsel/drafted procurement documents and contract			18-Aug	Jun-19
		Port of Seattle Renovation of International Arrive Facility at SEATAC	\$650M	DB	Outside counsel/drafted procurement documents and contract			Jun-15	Mar-16
		City of Portland, Portland Building Renovation	\$100M	DB	Outside counsel/drafted procurement documents and contract			Mar-16	May-15
		City of Richland Fire Station	\$2.8M	PDB	Outside counsel/drafted procurement documents and contract			Feb-15	May-15
		City of Richland City Hall	\$13M	PDB	Outside counsel/drafted procurement documents and contract			Mar-16	Aug-16
		Grant County Public Utility District No. 2	\$13M	DB	Outside counsel/drafted procurement documents and contract			Jul-15	Ongoing
		Port of Seattle Alternative Utility Facility	\$30M	DB	Outside counsel/drafted procurement documents and contract			Dec-15	Ongoing
City of Liberty Lake Town Center	\$12M	DB	Outside counsel/drafted procurement documents and contract			Oct-15	Mar-16		
Hill International, Inc Project Management Team Recent/Relevant Alternate Contract Delivery Experience									
Matthew J. Walker AIA, CCM, DBIA	Serves as Principal-in-Charge/Design-Build Advisor for the COWR Police Facility Project ; 33 years experience in architecture and PM/CM. 16 years of experience with WA State public works alternate construction contract methods.	City of Richland Fire Stations 73 & 75	\$9M, 20K SF	PDB	PIC	PIC	PIC	Sep-19	Ongoing
		Morrow County, OR Administrative Building	\$8.5M, 25K SF	PDB	PIC	PIC	PIC	Jan-19	Ongoing
		Airway Heights Recreation Center	\$15M, 40K SF	PDB	PIC	PIC	PIC	Nov-16	Dec-19
		Spokane U.S. Pavilion	\$20.5M, 70K SF	PDB	PM	PM	PM	July-19	Oct-19
		Spokane Public Library Bond Projects (Shadle & Downtown)	\$31.5M, 160K SF	GC/CM	PIC	PIC	PIC	May-19	Ongoing
		SPFD Sportsplex	\$27M, 100K SF	D-B	PM	NA	NA	Feb-18	May-18
		City of Richland, City Hall	\$16M, 44K SF	PDB	PM	PM	PM	May-16	Jul-19
		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 Coord	Architect Coord	Architect Coord	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
Becky Blankenship Assoc. AIA, DBIA	Serves as the Project Manager for the COWR Police Facility Project, 30 years experience in civil engineering, architecture and construction, PM/CM, and providing public works program support for traditional and alternate delivery methods	City of Richland Fire Stations 73 & 75	\$9 M, 20K SF	PDB	PM	PM	PM	Sep-19	Ongoing
		Richland City Hall	\$18M, 44K SF	PDB	PM	PM	PM	Jul-16	Oct-17
		WSU Tri-Cities Student Union	\$4M, 9.6K SF	D-B	PM	PM	PM	Sep-15	Jun-17
		Fire Station #74	\$3.4M, 12K SF	PDB	PM	PM	PM	Jun-14	Jun-16
		Gonzaga University John G. Hemmingson Center	\$52M, 169K SF	D-B	NA	PM	PM	Jun-12	Apr-14
		Spokane Central Service Center	\$15.6M, 57K SF	D-B	PM	PM	NA	Aug-13	Apr-14
Patrick McCord Assoc. AIA, DBIA	Serves as Senior Estimator for the COWR Police Facility Project; 29 years experience with public works and negotiated private construction experience; served as PM for general contractor	Morrow County Administrative Building	\$6.8M, 24K SF	PDB	PM	PM	PM	Aug-19	Ongoing
		City of Richland, City Hall	\$15M, 44K SF	PDB	PM	PM	CM	May-16	Jul-19
		City of Airway Heights, Recreation Center	\$14.6M, 40K SF	PDB	PM/CM	PM/CM	PM/CM	Nov-16	Aug-19
		Spokane Public Facilities District Convention Center Completion	\$55M, 90K SF	D-B	NA	CM	CM	Oct-12	Feb-15
		Wenatchee School District No. 246, Washington Elementary School	\$29.5M, 72K SF	GC/CM	NA	CM	CM	Jul-14	Nov-16
Lorraine Mead PE, LEED, AP	Serves as the Scheduler for the COWR Police Facility Project; 30+ years experience in PM/CM, project controls and scheduling	Spokane U.S. Pavilion	\$20.5M, 70K SF	PDB	NA	CM	CM	Jan-18	Oct-19
		WSU, Wine Science Center	\$23.2M, 40K SF	DB	CM	CM	CM	May-12	Jan-14
		Wenatchee School District No. 246, Washington Elementary School	\$29.5M, 72K SF	GC/CM	Scheduler	Scheduler	Scheduler	Jul-14	Nov-16
		Wenatchee School District No. 246, Early Childhood Learning Center	\$6.1M, 19K SF	GC/CM	Scheduler	Scheduler	Scheduler	Jul-14	Oct-16
		Paschal Sherman Indian School	\$16.5M	DB	Scheduler	Scheduler	Scheduler	Jan-02	Jan-05
Tallgrass Prairie Admin and Visitor Center	\$45M, 8.5K SF	DB	CM	CM	CM	Aug-11	May-12		

City of West Richland - Construction History
ATTACHMENT E

CITY OF WEST RICHLAND PUBLIC WORKS CONSTRUCTION HISTORY													
No.	Project Name	Project Description	Total Project Cost	Delivery Method	Lead Design Firm	General Contractor or DB	Planned Start	Actual Start	Planned Finish	Actual Finish	Construction or DB Planned Budget	Construction or DB Actual Budget	Reason for Budget or schedule overrun
1	Municipal Services Facility	Construction of a new 14,000 SF Municipal Services Facility and 13,000 SF Maintenance Shop to include all site improvements	\$5.2M	D-B-B	Thornhill Architect / City	TW Clark Construction	Oct-15	Apr-16	Jan-17	Jan-18	\$4.5M	\$5.2M	Original Bid was over City Budget/ Project had to be re-bid/ Owner Requested Change Orders
2	Municipal Services Facility - TI Finance	Tenant Improvements of a 4,000 SF Facility	\$875,000	D-B-B	Thornhill Architect / City	Banlin Construction	Mar-19	Mar-19	Dec-19	Not Complete	\$625,000	\$875,000	Owner Requested Change Orders
3	Brotherhood Reservoir	Construction of 1 MG reinforced concrete potable water reservoir	\$4.5M	D-B-B	JUB Engineers / City	Clearwater Construction	Mar-18	May-18	Feb-19	Not complete	\$3.9M	\$4.5M	SRF Funding Delay - State Budget Issue / Owner Requested Change Orders
4	Brotherhood Transmission Main	Transmission Main Project	\$1.1M	D-B-B	JUB Engineers / City	Big D Construction	Mar-18	Apr-18	Aug-19	Oct-19	\$1M	\$1.1M	SRF Funding Delay - State Budget Issue / Owner Requested Change Orders
5	Well No. 11 - Well Drilling	Construction of a new Municipal Well	\$970,000	D-B-B	JUB Engineers / City	Schneider Equipment Inc.	Mar-15	Jul-15	Oct-16	Oct-16	\$970,000	\$970,000	
6	Well No. 11 - Pump House and Transmission Main	Construction of a New Municipal Well Pump House and installation of a Transmission Main	\$2.1M	D-B-B	JUB Engineers / City	Tapani, Inc	May-18	May-18	Oct-19	Oct-19	\$2.1M	2.1M	SRF Funding Delay - State Budget Issue / Owner Requested Change Orders
7	Bombing Range Road Ph 8	Widening of an existing roadway	\$950,000	D-B-B	City	Total Site Services	Jun-19	Jul-19	Mar-19	Mar-19	\$905,000	\$950,000	STPU Funding delay / Owner Requested Change Order
8	S 38th Ave / Mt Adams View	Construction 32' rural roadway section	\$1.2M	D-B-B	PBS/City	Tapani, Inc	May-18	Jun-18	Jul-19	Sep-19	\$1.2M	\$1.2M	
9	Belmont Blvd Ph 3 and 4	Construction 3-lane urban minor arterial with signal	\$1.2M	D-B-B	DKS / City	Goodman & Mehlenbacher Ent	Jun-15	Jun-15	Aug-16	Aug-16	\$1.2M	\$1.2M	
8	Industrial Wastewater Treatment Plant	Construction of a Membrane Bioreactor Industrial Process Wastewater Treatment Facility	\$1.3M	D-B-B	JUB Engineers / City	Apollo	Dec-15	Feb-16	Dec-16	May-17	\$1.3M	\$1.3M	
9	Bio solids Facility	Construction of a new Bio solids Processing Facility	\$1.6M	D-B-B	JUB Engineers / City	POW Contracting Inc	Oct-15	Dec-15	Jul-16	Jul-17	\$1.6M	\$1.6M	
10	Wastewater Treatment Plant Expansion	Construction of a new Biolac Wastewater Treatment Facility	\$6.2M	D-B-B	HDR / City	Apollo, Inc	Jan-08	Apr-08	Jun-09	Dec-09	\$5.2M	\$6.2M	Permitting/Owner Requested Change Orders
11	Yakima River Gateway	Construction of a Recreational trail/trail head along with parking facilities, restrooms, non-motorized river access	\$1.6M	D-B-B	MacKay & Sposito / City	Moreno & Nelson	Dec-16	Jan-17	Dec-17	Dec-18	\$1.5M	\$1.6M	Permitting/Owner Requested Change Orders
12	Decant Facility	Construction of a Street Waste Facility	\$1.1M	D-B-B	JUB Engineers / City	Tapani, Inc	Jul-15	Aug-15	Mar-16	May-16	\$1.1M	\$1.1M	

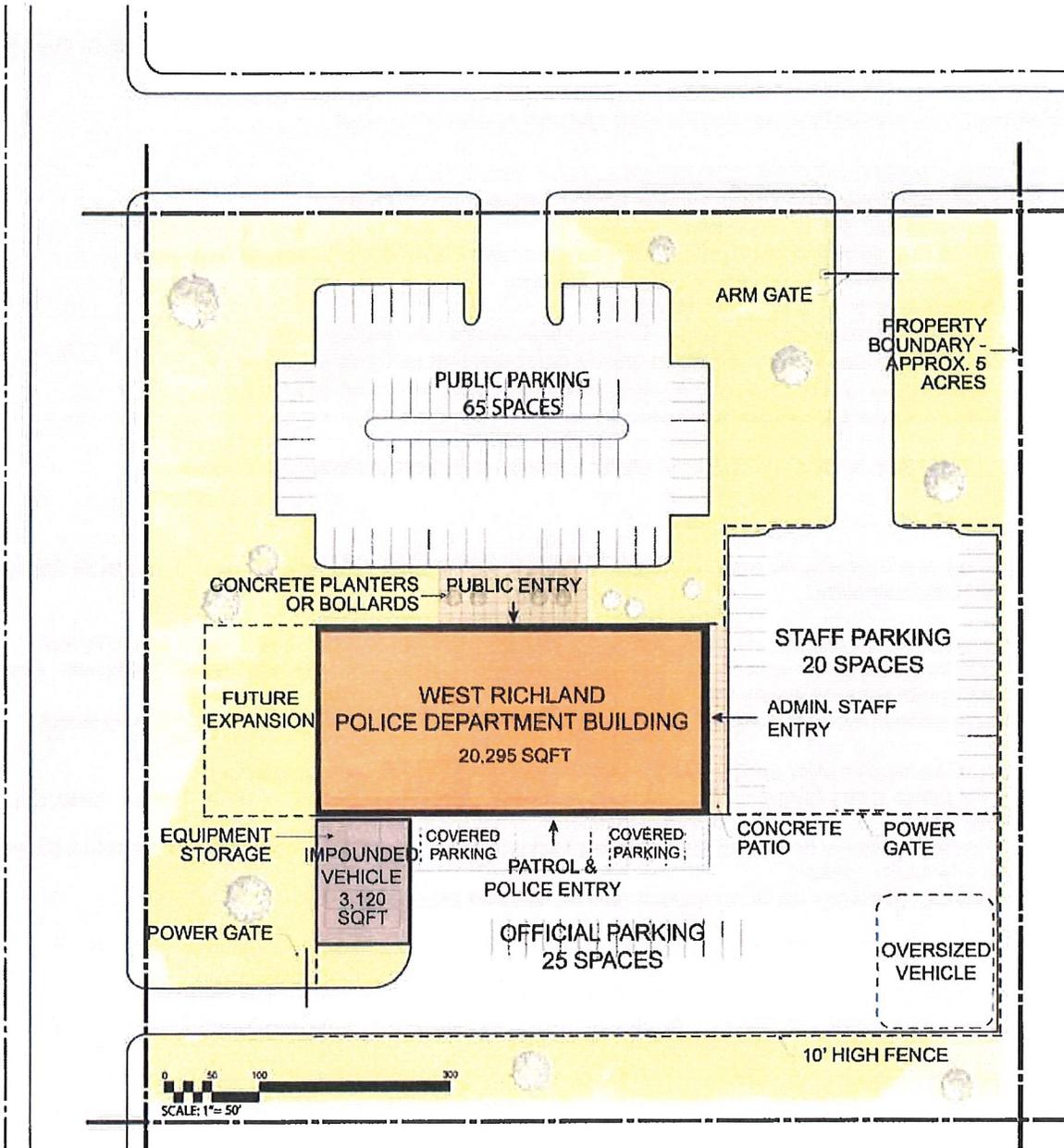


Date: 7/9/2019

Legend

-  Parcels
-  West Richland City Limits





Example Site Plan