



P.O. Box 190 Richland, WA 99352
www.ci.richland.wa.us

October 21, 2019

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

Reference: The City of Richland Application for Project Approval Using Design-Build (D-B)
Alternative Public Works Contract Delivery for the Fire Station 73 & 75 Project

Dear Shannon:

The City of Richland is pleased to submit its application for project approval using the Design-Build alternative public works contract delivery pursuant to RCW 39.10.280 and RCW 39.10.250(3).

On November 20, 2018 the Richland City Council passed ordinance number 60-18 adopting the 2019 City Budget and 2019-2024 Capital Improvement Plan (CIP), and on July 16, 2019 passed ordinance number 34-19 amending the CIP. The CIP includes \$9,000,000 for capital construction for the project including Stations 73 & 75. The City of Richland has been awarded the Federal Emergency Management Agency (FEMA) Staffing for Adequate Fire and Emergency Response (SAFER) Grant in the amount of \$2,261,780 to hire the additional Fire/EMS personnel necessary to staff the new facilities. Station 73 is an end-of-life facility that will be relocated to the corner of Stevens Drive and Jadwin Avenue, and Station 75 is a new facility that will be located on the corner of Battelle Boulevard and Port of Benton Boulevard near George Washington Way.

The proposed project addresses the current and anticipated growth in North Richland and improve response times and safety needs of our rapidly expanding city by locating fire and ambulance services within north Richland, improving response times to homes and businesses outside the current standards of cover for EMS & Fire Rescue. Additionally, this project will allow us enhance our proposed fire stations through innovative design and collaboration with the D-B team.

We are confident that 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 health 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) 942-7578 or email at jschiessl@ci.richland.wa.us.

Thank you for your consideration of our application.

Sincerely,

Joe Schiessl, Parks and Public Facilities 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 Richland**
- b) Address: **625 Swift Blvd., MS-13, Richland, WA 99352**
- c) Contact Person Name: **Joe Schiessl** Title: **Director of Parks & Public Facilities**
- d) Phone Number: **509-942-7529** E-mail: **jschiessl@ci.richland.wa.us**

1. Brief Description of Proposed Project

- a) Name of Project: **City of Richland Fire Stations 73 & 75**
- 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 two fire stations with associated site improvements in the City of Richland. Stations 73 & 75 will have very similar floor plans consisting of approximately 10,000 square feet each and will accommodate sleeping quarters for four fire fighters per station. The stations will each include a kitchen/dining area, fitness room, day room and other support spaces. The apparatus bays will hold up to three fire/emergency vehicles per station, bunker gear, storage and apparatus support space.

Station 73 is currently located on the corner of Jadwin Avenue and McMurray Street, and will be relocated to the corner of Stevens Drive and Jadwin Avenue. This facility will address current and anticipated growth in north Richland and improve response times to homes and businesses in the northeast area of the City which is outside of the current standards of cover for EMS & Fire/Rescue. Station 75 is planned to be located on the corner of Battelle Boulevard and Port of Benton Boulevard near George Washington Way. This project is in support of the facility deployment model designed to address continued community growth in geographically dispersed areas of the City of Richland.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 775,860
Estimated project construction costs (<i>including construction contingencies</i>):	\$ 6,866,476
Equipment and furnishing costs	\$ 232,758
Off-site costs (Not in budget, secured separately)	\$ 0
Contract administration costs (owner, cm etc.)	\$ 173,275
Contingencies (design & owner)	\$ 286,761
Other related project costs (Permits)	\$ 80,265
Sales Tax	\$ 584,605
Total	\$ 9,000,000

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*

The project has been approved by the 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	05-Dec-19
DB RFQ Advertisement	09-Dec-19
DB SOQ Due	07-Jan-20
Shortlist finalist / Issue RFP	10-Jan-20
RFP Phase/Proposals due	13-Jan thru 07-Feb-20
DB Team/Owner Proprietary Meeting	23-Jan-20
DB Team Interviews	11-Feb-20
Select DB Team	14-Feb-20
Notice to proceed	02-Mar-20
Design Phase	Mar-20 thru Nov-20
AHJ Approval Phase	June-20 thru Sep-20
Construction Phase	July-20 thru Aug-21
Close Out Phase	Aug-21 thru Nov-21

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.

One of the chief benefits from design-build delivery is the ability of the constructor to collaborate with the designer to increase the efficiency and constructability of the project. In this project, the City of Richland (City) and the Design-Builder (DB) will need to work together as a team to collaborate and manage the unique challenges for each site. For Station 73, the DB team will need to work with Bonneville Power for easements; Richland Energy Services to relocate some main electrical lines; Richland Public Works to relocate some retention structures; and WSDOT for access into and out of the site. Station 75 will require the DB team to partner and collaborate with Pacific Northwest National Laboratory. For both sites, the City of Richland has developed early relationships with all of these parties, and will work together with the DB team to facilitate the project needs.

- 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, subject to the ability to obtain phased permitting, which has been allowed on both the City Hall and Fire Station 74 projects within the same jurisdiction. 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.

A notable part of this project is the involvement of two facilities within a single contract. If both buildings were completed under the design-biDBuild model, the City would have to wait for the full designs of both stations to be complete before the bid phase could take place. With a single Design-Builder coordinating the design, phasing and construction of all the work, they could stagger the schedules to utilize the same crews and subcontractors to work on both stations 'back to back'. These fire stations 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-biDBuild 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 DBB 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 DB 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 fire protection coverage to the City of Richland's quickly growing communities.

6. Public Body Qualifications

Please provide:

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

The City has recently successfully completed City Hall and Fire Station 74, both progressive DB (PDB) projects. 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. Hill performed the same tasks on the City Hall and Fire Station 74.

- 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 B.

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

Darrin Sweeney DBIA, Capital Project Manager, City of Richland. Darrin was the Project Manager for the recently completed City of Richland City Hall and Fire Station 74. Darrin also possesses over 16 years of project management in the private sector using both traditional and alternative contracting methods. He

worked as the project manager for the following projects: Hill Cumorah Visitor's Center & Infrastructure (Palmyra, New York 12,000 SF, \$9.3M), Historic Kirtland Village & Hwy Realignment (Kirtland, Ohio 11,000 SF, \$8.5M), Copper Ranch (Hailey, Idaho 50,000 SF \$14.5M) Wildcat Ranch (Aspen, Colorado 22,000 SF \$15M), Lucky L Ranch (Telluride, Colorado 14,000 SF \$9M). Additionally, he was the principal in charge for the following projects: Upper Valley Family Medicine Center (Rigby, Idaho 8,200 SF \$2.8M), Cedar Creek Dental Office (Rigby, Idaho 6,000 SF \$2M), The Arthritis Center (Rigby, Idaho 6,000 SF \$1.8M), The Villas (Ammon, Idaho 160,000 total SF residential + Infrastructure \$14M), Shakas Flying J (Idaho Falls, Idaho 4000 SF +7 fuel bays \$1.5M). Darrin will serve as the on-site project manager for the Fire Station 73 & 75 project and will work closely with Hill in all phases of the DB process.

Joe Schiessl, Project Manager, City of Richland. Joe was the Project Director for the recently completed City of Richland City Hall and Fire Station 74. Joe also managed a \$1.5M federally funded revolving HUD funded housing affordable housing rehabilitation and new construction portfolio 2002-2011 for the City of Richland. He has also managed streetscape and entryway monument design and construction projects 2002-2011 for the City of Richland and he served on the Building Committee for the Richland Public Library renovation and expansion project. He is a member of the American Institute of Certified Planners and holds a Master's Degree in Urban and Regional Planning. He is a member of the City of Richland's Executive Leadership Team and manages an annual budget of \$12.5M operations and maintenance and \$2-\$5M annual capital construction budget. Joe will provide oversight to the entire project team and coordinate the efforts of Hill International and the City of Richland.

Matthew J. Walker, AIA, CCM, DBIA, Principal-in-Charge, Hill International, Inc. Matt will serve as the 3rd party Principal-in-Charge for the Fire Station #73 & #75 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 project manager for the City of Richland's \$18M PDB City Hall and \$3.5M PDB Fire Station 74; serving as the project manager for the Spokane Public Facilities District's \$55M DB Convention Center Completion project; serving as the project manager for the \$90M GC/CM Convention Center Expansion project in 2005; serving as a construction manager for the \$17.8M Wellpinit High/Middle School GC/CM Modernization project; and serving as architect coordinator and assistant project manager for the \$43M DB Foley Modernization project. Matt will serve as the Principal-in-Charge for the Fire Station 73 & 75 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, Project and Construction Manager, Hill International, Inc. Becky will serve as the 3rd party Project and Construction Manager for the Fire Station 73 & 75 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 Fire Station 73 & 75 project and will support the City of 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

Patrick McChord, 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-biDBuild 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 City'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 Fire Station 73 & 75 project/ for the City Hall 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 Richland Fire Station 73 & 75 project.

Tom Huntington, Fire Chief-Technical Design Advisor, City of Richland. Tom provided technical input for the City of Richland for design of the Fire Station 74 Project. Tom will work closely with the DB team on the Fire Station 73 & 75 project to provide fire department specific information for the design team. Tom's input is critical to make sure the DB team includes all the necessary design elements in the stations for quick and efficient response to emergencies.

Peter Rogalsky, Utilities, Site, and Infrastructure Advisor, City of Richland. Pete provided oversight for the City of Richland for the utility infrastructure and site work for the City Hall and Fire Station 74 Projects. Pete is a Professional Civil Engineer responsible for local government infrastructure contracting for twenty-nine years. Between 1984 and 2004 had direct project management and contract administration responsibilities for professional services and construction contracts for hundreds of projects. Since 2004, as Public Works Director, oversees infrastructure planning, design, construction, and operations, including contract negotiations and conflict resolution. Pete will provide oversight for the City of Richland for the utility infrastructure and site work for the Fire Station 73 & 75 project.

Jon Amundsen, Assistant City Manager-IT and Approval Advisor, City of Richland. Jon was involved with the City of Richland City Hall as an IT and approvals advisor for the DB team. As the Assistant City Manager, Jon is responsible for a wide variety of time sensitive, diverse, and advanced level professional duties. Our Assistant City Manager oversees legislative priorities and outreach within the City as well as the Development Services Department and Information Technology and Communications & Marketing divisions. For the Fire Station 73 & 75 Project, Jon will provide technical expertise for the IT and communications requirements along with permit approval oversight.

Heather Kintzley, City Attorney, City of Richland. Heather was involved with the DB contract preparation and execution for the City of Richland for the City Hall and Fire Station 74 Projects, and she will do the same for the Fire Station 73 & 75 projects. Heather has been a practicing attorney in the State of Washington since August, 2004. Heather currently services as the City Attorney for the City of Richland, and prior to that spent seven years as an Assistant City Attorney for the City of Kennewick, with two of those years dedicated to Human Resources and Labor Relations. In her capacity as an Assistant City Attorney, Heather drafted legal memoranda on various municipal issues, including but not limited to land use, intellectual property, public bidding, First Amendment issues, bankruptcy, and public records law. Heather also has extensive trial and appellate experience from her early years as a felony criminal prosecutor. Heather's educational credentials include a Bachelor's Degree in Political Science from Washington State University (summa cum laude) and a Juris Doctorate from Gonzaga University School of Law (summa cum laude). Heather is also a member in good standing with the Washington State Bar Association, and serves as the Vice President of the Kennewick School District School Board, which has utilized the State's GC/CM alternative public works delivery method for numerous district construction projects.

Cathleen Koch, Financial Advisor, City of Richland. Cathleen has 15 years of local government financial expertise, including providing financial oversight of the City of Richland's City Hall and Fire Station 74 projects. She has been involved in various projects that include multiple funding sources such as local, state, and federal financing sources. Under Cathleen's financial leadership, the City of Richland affirmed its AA bond rating with Standard and Poor's for more than \$9 million in general obligation bonds to be used to construct utility and transportation infrastructure in the City's Revitalization Area for Industry, Science and Education (RAISE) and to construct a fiber optic structure to support the City's communications network. Standard and Poor's also affirmed the City of Richland's A+ bond rating for Electric Revenue Improvement and Refunding Bonds. Prior to coming to Richland, Cathleen oversaw both the financial and project management aspects of a \$2.9M Aquatic Center for the City of Prosser that included issuing bonds for \$1.8 million and grant funding from the State of Washington's Recreation and Conservation Office. The City of Prosser had an A+ bond rating from Standard and Poor's. Cathleen has continued to further her education and training and most recently graduated in June of 2013 with an Executive Masters of Public Administration from the University of Washington's Evans Schools of Public Affairs and has a Bachelor's of Business Administration in Accounting and Human Resources Management from the University of New Mexico.

- 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 7.3 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 project manager for this project, Darrin Sweeney, is a full time employee of the City of Richland.

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

Joe Schiessl served as Project Director and Darrin Sweeney served as Construction Manager for both the DB Richland Fire Station and DB City Hall projects. Both Joe and Darrin were intimately involved with the project from inception to close out.

The City of 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 Richland, its constituents and the general public.

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

Project Management and Decision-Making – The City’s Project Director, Joe Schiessl, with support from Project Manager, Darrin Sweeney and the Richland Project Committee with assistance from Hill will plan, coordinate and execute all phases of the project. Joe will be responsible for resolving programmatic, scope and budget decisions with input from staff and consultants and approval from the City Manager and City Council as appropriate. Authority and decision making responsibility will be provided by the Project Director. Hill will make appropriate recommendations on courses of action and strategies throughout the entire project.

Darrin Sweeney, the City’s Project Manager, will have the authority to negotiate directly with the DB up to his authority level. To the extent that Darrin requires additional authority to negotiate a change, he will work with Joe Schiessl when appropriate. This line of authority is common for public agencies and would be similar to any other project for the City.

Becky Blankenship, Assoc. AIA, DBIA, is committed to the day-to-day operations and functioning of the Hill team and will be overall responsible to the City Project Director. Becky’s involvement and oversight will continue from the procurement phase through construction and project closeout. The DB Selection Committee will review the DB contractor’s RFQs and RFPs and make recommendations of DB Team shortlisting and DB selection to the City Manager.

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 (www.ci.richland.wa.us). During the RFP phase the Selection Committee and Hill will meet with a maximum of three firms in a proprietary meeting to review design concepts, discuss objectives and project approach, and provide feedback. Once a DB Team is selected, the Project Committee will meet regularly with the DB Team during the design phase and partake in interim reviews of the design to ensure that the City’s expectations and vision of finished project are achieved. Progress will be reported to the Project Director, City Manager, Project Committee, and other stakeholders. Project status updates will be posted on the City’s webpage to keep the public informed on the project status.

Budget Monitoring – The City’s Accounting Department will manage and track the project finances using City of Richland account codes. Hill will be available on call to provide assistance as needed similar to the Fire Station 74 and City Hall projects. Financial accounting and reporting will be provided to the Project Director, City Manager and Project Committee.

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

Schedule - The overall project schedule will be provided in the DB RFQ/P documents. Monthly DB 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. Submittals will be reviewed and scored by the Selection Committee with technical analysis and input from Hill and City legal counsel 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, performance specifications and the proposed DB contract. 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 the City's legal team will provide technical consultation during this phase. The honorarium for non-selected proposers will be in the range of \$4,000-\$6,000.

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

In the event of a dispute, the City has defined an alternative dispute process in the General Conditions of the Agreement. The initial dispute process will focus on preventing conflicts through partnering with the contractor and resolution of conflicts at the lowest level possible. If the parties are unable to resolve the issue at this level, the approach would follow the procedure established in the General Conditions, potentially culminating with the issue being resolved through a binding arbitration process.

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

Hill and the City's legal counsel will coordinate to develop the contract and terms and conditions using a modified standard DB 530 agreement and 535 general conditions. Together, they will prepare and tailor the RFQ and RFP documents to meet the needs of this project. The City has utilized and refined these documents for prior projects and will need to make only minimal modifications customized to meet the needs of the Fire Station 73 & 75 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 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 advertisements for subcontractor bids will be available in the City's public plan room and will be advertised in a local newspaper to reach a wide local audience of small, women and minority-owned businesses. The DB contract will also require the Design Builder to track and report utilization of minority and women's 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.

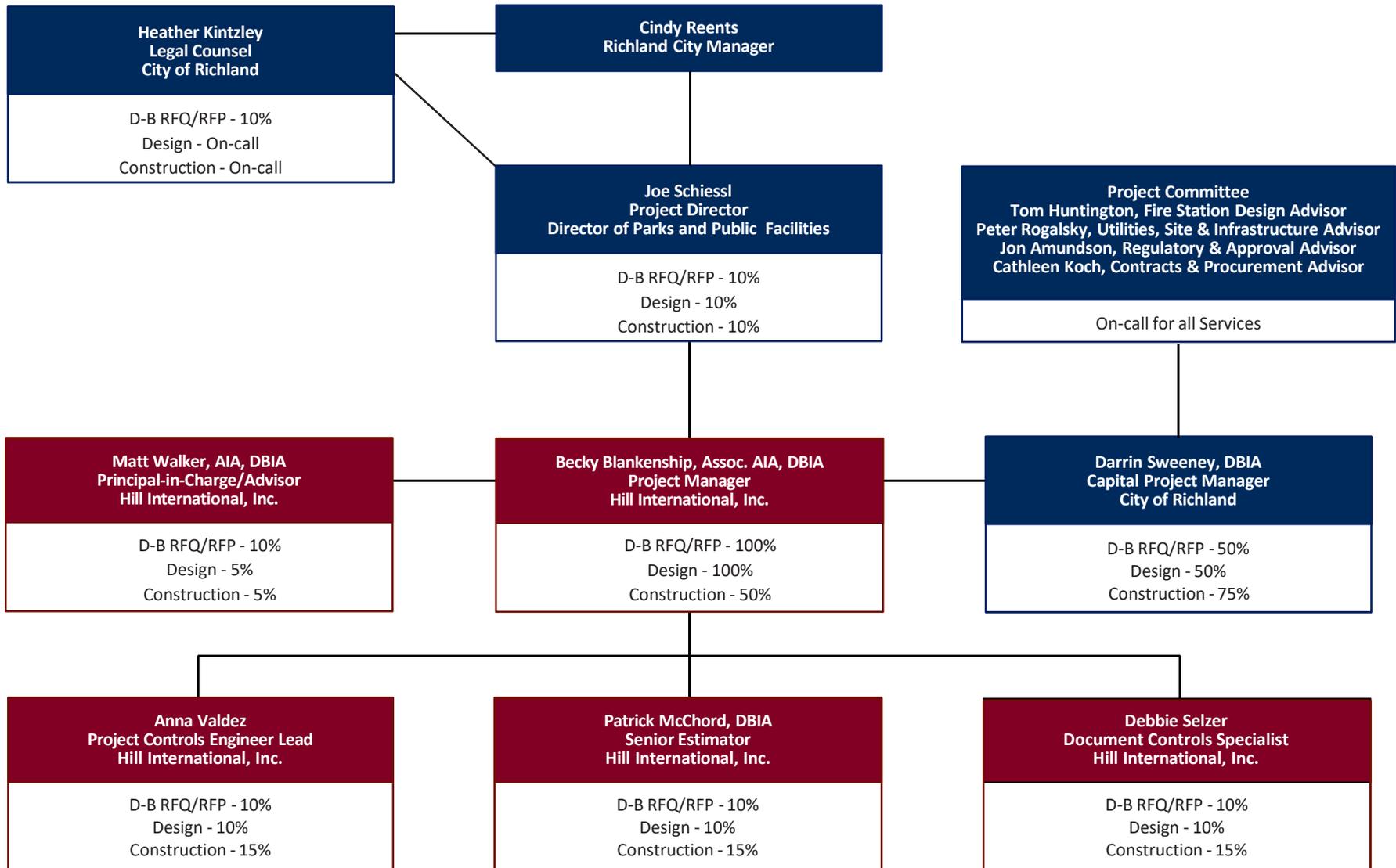
Signature:  _____

Name: *(please print)* Joe Schiessl *(public body personnel)*

Title: Director of Parks and Public Facilities

Date: 10/21/2019

CITY OF RICHLAND FIRE STATIONS 73 & 75 PROJECT ORGANIZATIONAL CHART



**ATTACHMENT D
CITY OF RICHLAND
D-B PROJECT APPLICATION**

CITY OF 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		
Joe Schiessl Director of Parks & Public Facilities	Joe has worked for the City of Richland for 16 years and held various roles including economic development, planning, affordable housing, capital projects and currently as Dept director of Parks and Public Facilities. He has a bachelor of science from WSU in environmental science and regional planning and a Masters of Urban and Regional Planning from EWU. Joe managed federal affordable housing DB projects for 10 years and was the project director for Fire Station #74.	Richland City Hall	44,000 SF	PDB	PD	PD	PD	2016	Present
		Fire Station #74	12,000 SF	PDB	PD	PD	PD	2014	Jun-16
Darrin Sweeney, DBIA Capital Project Manager	Darrin has over 16 years experience in the construction industry as a project manager and as a company owner. He has managed several private Design Build projects across the country including projects in New York, Ohio, Florida, Colorado, Wyoming, and Idaho. He holds a degree in Construction Management from Brigham Young University. He was the construction manager for the City of Richland's Fire Station 74 Design Build Project.	Richland City Hall	44,000 SF	PDB	PM	PM	PM	2016	Present
		Fire Station #74	12,000 SF	PDB	PM	PM	PM	2014	Jun-16
		Upper Valley Family Medicine Center	10,000 SF	D-B	PM	PM	PM	2009	2010
		Cedar Creek Dental Center	8,500	D-B	PM	PM	PM	2010	
		The Arthritis Center	9,000	D-B	PM	PM	PM	2011	
		Shakas Flying J	13,000	D-B	PM	PM	PM	2008	
		Historic Kirtland Village	15,000	D-B	PM	PM	PM	2004	
		Hill Cumorah Visitor's Center	16,000	D-B	PM	PM	PM	2003	
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 COR Fire Station 73 and 75 Project; 30 years experience in architecture, PM/CM and 14 years of experience with WA State public works alternate construction contract methods	Spokane U.S. Pavilion	\$20.5M, 70K SF	PDB	PM	PM	PM	Jul-19	Oct-19
		Spokane Public Library Bond Projects		GC/CM	PM	PM	PM		
		SPFD Sportsplex	\$27M, 100K SF	D-B	PM			Aug-16	Present
		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 Coordinator	Architect Coordinator	Architect Coordinator	Jul-09	Aug-12
		Wellpinit High/Middle School Modernization	\$17.8M, 54K SF	GC/CM	CM	CM	CM	Apr-10	Oct-12
Becky Blankenship Assoc. AIA, DBIA	Serves as the Project Manager for the COR Fire Station 73 and 75 Project, 30 years experience in civil engineering, architecture and construction, PM/CM, and providing public works program support for traditional and alternate delivery methods	Spokane Public Facilities District Convention Center Expansion	\$90M, 160K SF	GC/CM	PM	PM	PM	Oct-02	Dec-06
		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	Serves as Senior Estimator for the COR Fire Station 73 and 75 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/CM			Aug-19	Present
		City of Richland, City Hall	\$16M, 44K SF	PDB		CM	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		CM	CM	Oct-12	Feb-15
		Wenatchee School District No. 246, Washington Elementary School	\$29.5M, 72K SF	GC/CM		CM	CM	Jul-14	Nov-16
		Wenatchee School District No. 246, Early Childhood Learning Center	\$6.1M, 19K, SF	GC/CM		CM	CM	Jul-14	Oct-16
Lorraine Mead PE, LEED, AP	Serves as the Scheduler for the COR Fire Station 73 and 75 Project; 30+ years experience in PM/CM, project controls and scheduling	Spokane U.S. Pavilion	\$20.5M, 70K SF	PDB		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 Richland - Construction History
ATTACHMENT E

CITY OF 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	Richland City Hall	New 44,000 SF City Hall	\$18.4M	D-B	Architects West	Leone & Keeble	Sep-16	Oct-16	Jan-19	Mar-19	\$15.8M	\$18.4M	Permitting, Owner requested scope increases
2	Richland Fire Station 74	New 12,000 SF, 4 bay fire station	\$3.6M	D-B	Architects West	Leone & Keeble	Jun-15	Jun-15	May-15	Jun-15	\$2.86M	\$2.89M	DB requested time extension Owner change orders
3	Wine Science Center	Viticulture research lab and teaching facility	\$23M	D-B	ALSC Architects	Lydig Construction	Sep-13	Oct-13	Jul-14	Dec-14	\$15.25M	\$16.95M	Scope Adjustments and Construction Delays
4	Richland Public Library Expansion	58,000 SF Renovation and Addition to the City of Richland Public Library	\$17.1M	D-B-B		Chervenell	Jan-08	Jan-08	Jul-09	Jul-09	\$17.2M	\$17.1M	
5	IT Data Center Expansion	Improvement/addition	\$1.42M	D-B-B		Siefken & Sons	Jul-10	Jul-10	Dec-14	Dec-14	\$1.4M	\$1.42M	Owner Requested change orders
6	Bellerive Dr. Extension & Claybell Park Improvements	Extend Bellerive Drive and install Claybell park	\$1.29M	D-B-B		Culbert Construction	Mar-13	Mar-13	Aug-13	Aug-13	\$1.38M	\$1.29M	
7	Logston Utility Corridor	Groundwater dewatering system	\$2.9M	D-B-B		Rotschy, Inc	Jan-13	Jan-13	Sep-13	Sep-13	\$2.9M	\$2.9M	
8	Stevens/Mahan Water Main Replacement & 2012 Stevens Overlay	Replace Water Main and Overlay Steven's	\$1.3M	D-B-B		G.A.M.E. Inc.	Apr-13	Apr-13	Oct-13	Oct-13	\$1.15M	\$1.3M	Owner Requested Change Orders
9	Keene Road Phase 3B	Conversion of an abandoned railroad bridge to a pedestrian walk	\$3.6M	D-B-B		West Company	Aug-11	Aug-11	Sep-12	Sep-12	\$3.6M	\$3.6M	
10	Keene Road and Queensgate Overlay	Widening Keene Road including water and sewer extensions	\$3.1M	D-B-B		Apollo, Inc	Sep-10	Sep-16	Oct-11	Oct-11	\$3.1M	\$3.1M	
11	Wastewater Treatment Aeration Basin Modifications	Conversion of an aeration basin from Mechanical mixing to air diffusion system	\$2.6M	D-B-B		TEK Construction	Mar-10	Mar-10	May-11	May-11	\$2.6M	\$2.6M	
12	Broadmoor Sewer Improvements	Improve Sewer along Broadmoor	\$1.1M	D-B-B		Johansen Construction	Sep-10	Sep-10	May-11	May-11	\$1.3M	\$1.1M	



Fire Station No. 73 Conceptual Design/ Feasibility





Stevens Road

Jadwin Avenue

Fire Station

Public Entry

Staff Entry (7)

(Secure Parking - 10)

Trash (3)

Perimeter CMU Wall

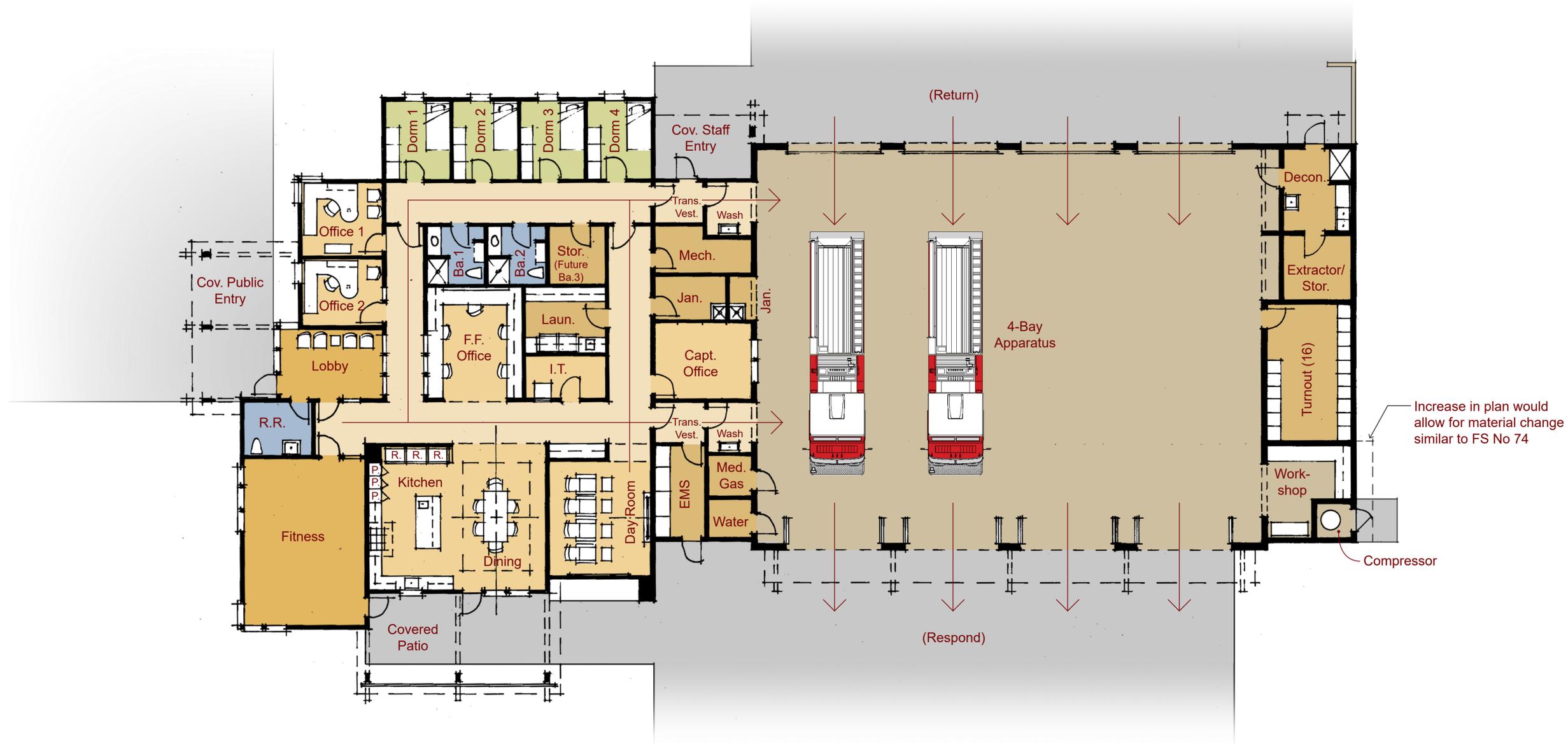
(Return)

Conceptual Siteplan
(Option 1)



Fire Station No. 73 Conceptual Design/ Feasibility

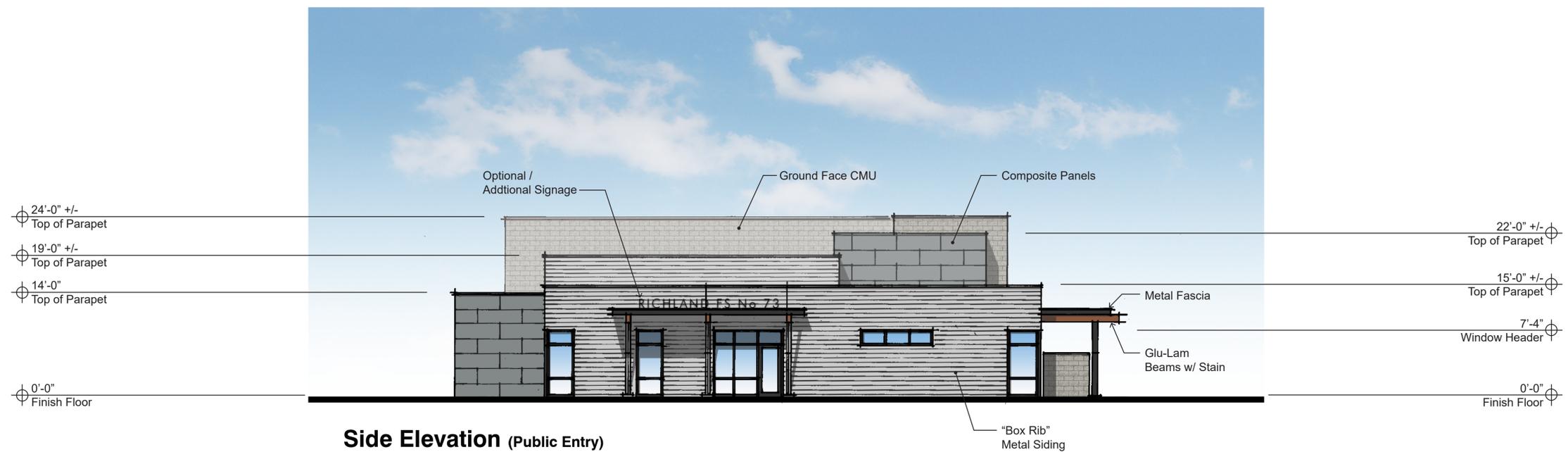
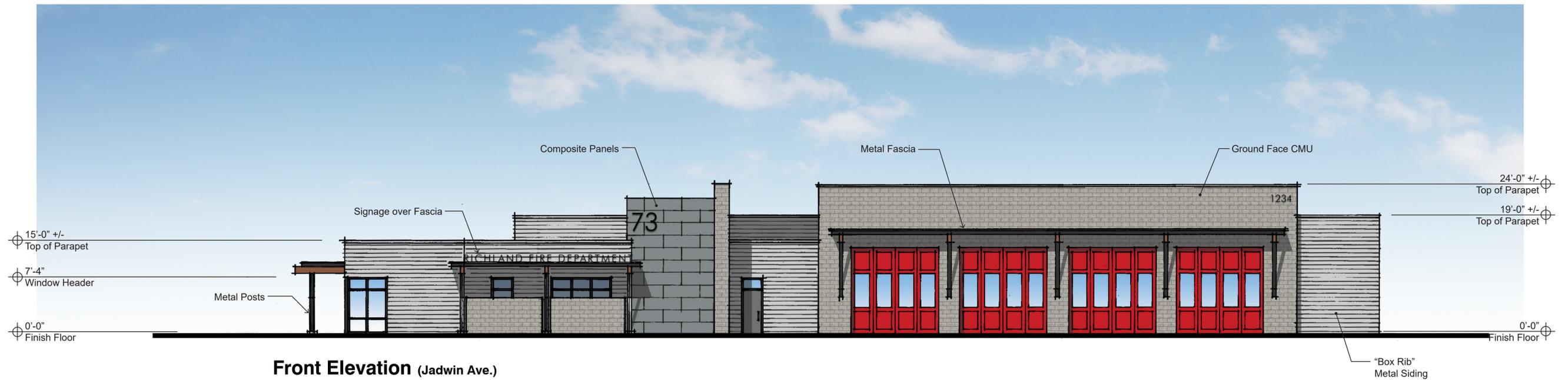




Floorplan - 10,285 sf +/-

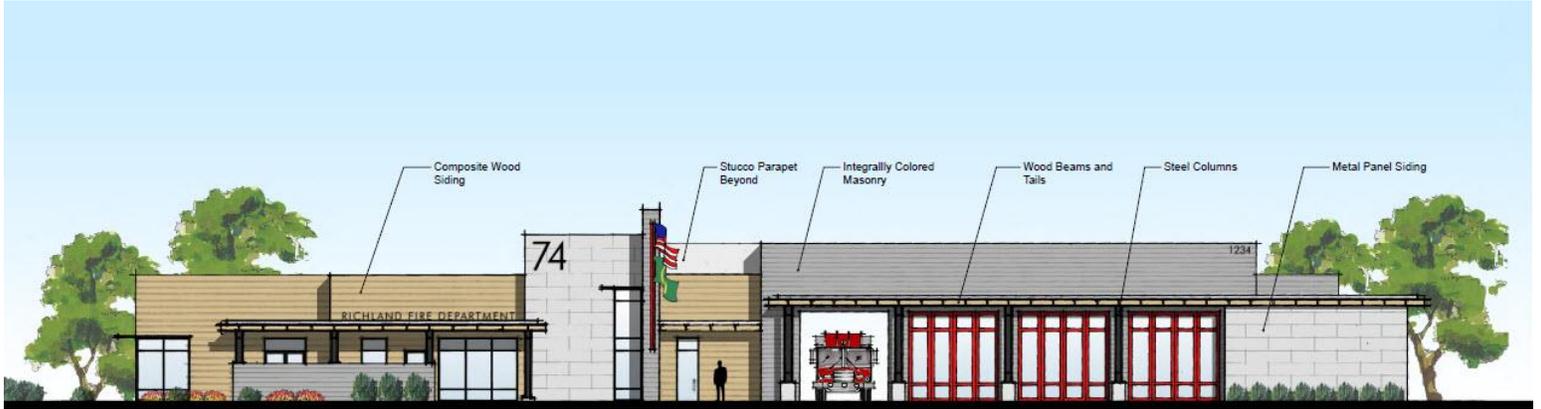
0' 4' 8' 16' North





Public Safety and Fire Station 75 Concept Design

October 2018



Architectural rendering of Public Safety and Fire Station 74 on Duportail Street. Public Safety and Fire Station 75 will be generally based on this design and will utilize a slightly smaller footprint.

